

RESIDENTIAL PROJECTS

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Location: The subject property is east and north of the Clover Valley Woods Subdivision, north of the Rocklin city limits and west of Sierra College Blvd. APN-030-050-002, 013; 030-040-001; 030-030-001; 030-020-003; 030-010-003; 032-010-021, 010; 032-060-58; 032-070-002, 023, 049.

File #: AN-91-02, GPA-91-07, PDG-91-06, EIR-92-01

Area: 643 Acres

Proposed Gen. Plan: 535 acres Low Density Residential
33.4 acres Medium Density Residential
5.7 acres; Retail Commercial
58.2 acres Recreation Conservation
10 acres Parks (public & private)

Proposed Zoning:	RD-1	308.1 acres	318 dwelling units
	RD-1.5	16 acres	26 dwelling units
	RD-2	60.4 acres	124 dwelling units
	RD-2.5	53.4 acres	135 dwelling units
	RD-3	73.8 acres	233 dwelling units
	RD-4	33.7 acres	139 dwelling units
	PD-C	4.5 acres	
	OA	58 acres	
	Park	10 acres	
	Roads	24.4 acres	
	Total	642.3 acres	975 dwelling units

Proposed Project: Annexation of 643 acres to the City of Rocklin and a General Plan Amendment and General Development Plan as described above for the development of 965 single family lots, a 9.7 acre school site 762.5 acres open space, a 4.5 acre public park and a 7.5 acre private park.

Status: The General Plan and zoning were approved by the City Council, and the EIR certified February 11, 1997. The project has been submitted to LAFCO.

4. **SUNSET HEIGHTS: Northwest Area**

Developer: Southfork Partnership
2150 B Douglas Blvd.
Roseville, CA 95678 Phone: 783-3300

Engineer Morton & Pitalo, Inc.

Location: East of Whitney, opposite Crest Dr.: APN Book 368

File #: SD-87-14

Area: 115 acres

Zoning R1-6

Project: 291 single family dwellings

Status: The final map is recorded and building permits have been issued. There are approximately 48 remaining vacant lots.

5. **SUNSET COUNTRY CLUB UNIT #5**

Developer: Coker-Ewing
2150B Douglas Blvd.
Roseville, CA 95678

Use: 41 single family lots

Business Professional	111.10 acres
Retail Commercial	70.51 acres
BP-Commercial	48.50 acres
Light Industrial	33.20 acres
BP-RC-LI	171.88 acres
Open Area	54.70 acres
Wetlands	285.80 acres
Park sites	101.90 acres
School sites	101.92 acres
Public uses	6.81 acres

STANFORD RANCH A-1 AREA

Consisting of 889 single family dwelling units, a medium high Density parcel, a park site, fire station, and some commercial properties on approximately 226 acres. Final maps have been recorded and the single family subdivisions have been completed, and the A-1 area is fully developed with the exception of the completion of Lot H and Lot E.

STANFORD RANCH - UNITS 1, 2 & 3 - LOTS K1, K2, K-3, H, AND B

Owner: Stanford Ranch, Inc.
 Engineer: Spannagel Engineering
 1845 Atherton Road, #7
 Rocklin, CA 95765 Phone: 624-1618
 Zoning: PD. Residential
 Area: 83.50 acres
 File #: SD-86-02, SD-86-03
 Proposed Use: 889 single family residences
 Status: A tentative map and specific plan use permit and General
 Development Plan approved by the City Council 4/22/86
 Location: East and West of Stanford Ranch Road, in Area A-1

8. UNIT 1 (LOT L): (SHELBROOK)

Developer: Pacific Scene Investments, Inc.
 4720 Northgate Blvd.
 Sacramento, CA 95834 Phone: 424-3234
 Proposed Use: 204 single family dwellings
 Area: 37.27 acres
 Location: East of Stanford Ranch Road, between
 Cobblestone and Stony Roads. APN BK. 370, Pgs. 4, 5, & 6
 File #: SPU-86-02
 Status: The project is built out.

9. UNIT 2 (LOT M): (COTTONWOOD)

Developer: Ahmanson Developments, Inc.
 9750 Business Park Drive #110.,
 Sacramento, CA 95827, Phone: (916) 364-5782
 Area: 29.31 acres
 Proposed Use: 162 single family units
 Location: Crest Drive to the north, Stanford Ranch Road to the west. Stanford Ranch Unit 1 to the south, and Stanford Bluffs (Stanford Ranch Unit 3) to the east. APN BK. 370, Pgs. 1, 2, & 3
 File #: SPU-87-01
 Status: The Final Map is recorded and a Specific Plan Use Permit was approved February 3, 1987. The project is completed.

10. UNIT 3 (LOT N): "STANFORD BLUFFS"

Developer: Ron McKim Construction

P. O. Box 548
Rocklin, CA 95677 Phone: 624-9202
Area: 16.93 acres
Proposed Use: 57 single family dwellings
Location: South of Crest Drive, west of Whitney Blvd. and Rocklin Ridge Estates. APN BK. 370, Pgs. 2 & 3
File #: SPU-86-12, SD-86-03
Status: The Final Map is recorded. A Specific Plan Use Permit was granted October 28, 1986. The houses are built and occupied.

11. LOT K-1 - "SPINNAKER HOMES"

Developer: Mark III Development Co
5101 Florin Perkins Road
Sacramento, 95826 Phone: 381-8080
Area: 20.28 acres
Proposed Use: 109 single family lots
Location: West of Stanford Ranch Road, north of Stony Road, east of Pebble Creek Drive in Area A-1 of Stanford Ranch. APN BK. 369, Pgs. 1, 2, & 3
File #: SPU-87-02
Status: The Final Map is recorded. The Specific Plan Use Permit was approved February 3, 1987. The project is completed.

12. LOT K-2 "VISTA SIERRA"

Developer: Camray Development
7919 Folsom Blvd.
Sacramento, CA 95826 Phone: 383-8500
Proposed Use: 94 single family lots
Area: 17.8 acres
Location: West of Stanford Ranch Road, North of Lot K-1
APN BK. 369, Pgs. 2 & 3
File #: SPU-86-09, SD-86-03
Status: The Final Map for K-2 was recorded in August 1986, and a Specific Plan Use Permit was granted September 16, 1986. The project is built out.

13. STANFORD RANCH LOT K-3: "STANFORD TERRACE"

Developer: Richmond American Homes of California
11040 White Rock Road #500
Rancho Cordova, CA 95670 Phone: 635-5777
Area: 31 acres
Zoning: Planned Development Residential Density 6 du/acre.
Proposal: 148 single family lots
Location: The project is contiguous to Area K APN BK. 369, Pgs. 4 & 5
File #: SD-87-06
Status: The Final Map recorded in 1989 and the project is completed.

14. LOT H: "STANFORD VILLAGE"

Developer: Braddock and Logan Group: Fred Musser
4155 Blackhawk Plaza Circle, Ste. 201
Danville, CA 94506 Phone: (510) 736-4000
Area: 13.2 acres
Proposed Use: 74 single family units
Zoning: RD-8
Location: Northwesternly of Stanford Ranch Road, North of Stanford Ranch
Area A-1, Lot K-2. APN BK. 369, PG. 10
File #: SD-87-01

Status: The final map for this project was approved October 10, 1989 and recorded in November. Approximately 46 vacant lots remain. A revised specific plan use permit for these lots was approved by the Planning Commission October 1, 1996.

15. LOT B: "STANFORD BLUFFS UNIT #2"

Developer: Ron McKim Construction
P. O. box 548
Rocklin, CA 95677 Phone: 624-9202

Area: 11.62 acres

Zoning: PD Residential

Proposed Use: 41 single family lots

Location: Stanford Ranch Area A-1, Lot B. The parcel is 500 feet north of Sunset Blvd., on the east side of Stanford Ranch Road.
APN BK. 370, PG. 10

File #: SD-87-05

Status: The Final Map was recorded February 1988. Building permits have been issued, and the project is completed.

16. LOT E "CORTE BELLA"

Applicant: Kaufman Land Co.
641 Fulton Ave., Suite 120
Sacramento, CA 95825: Phone: 978-9776

Engineer: Spannagel and Associates
3845 Atherton Road, #7
Rocklin, CA 95677

Location: Lot E, Area A-1 Stanford Ranch; west of Stanford Ranch Road; north of La Petite Academy. APN 016-450-03

File #: PDG-95-02, SD-95-02, SPU-95-08

Zoning: Planned Development, 14 dwelling units/acre.

Proposed Use: The applicant has requested a General Development Plan Amendment, a tentative subdivision map and specific plan use permit to develop 103 single family detached units with an overall density of 8.8 dwelling units per acre.

Status: An application was received September 7, 1995, and was approved by City Council January 23, 1996. It will expire January 23, 1999.

STANFORD RANCH PHASE II

Owner: Stanford Ranch, Inc.
P. O. Box 1200
Rocklin, CA 95677: Phone: 624-0613

Applicant: Spannagel and Associates
3845 Atherton Road, #7
Rocklin, CA 95765 Phone: 624-1618

File #: Large Lots, SD-87-22, SD-89-02
Individual Lots, SD-87-18

Proposed Uses: Consisting of 2,612 dwelling units, a park and school site, and some commercial properties on approximately 507 acres.

Status: The large lot subdivision was approved by the City Council March 8, 1988. Modification was approved by City Council July 12, 1988. A second modification application was approved by City Council May 23, 1989. An EIR was prepared for a further modification of the General Plan and General Development Plan for a portion of Phase II and Phase IV of Stanford Ranch. This was approved and certified June 13, 1995. The individual lot subdivisions are as follows:

17. PHASE 2, LOT 1: STANFORD RANCH APARTMENTS

Owner: Stanford Ranch

Area: 11.1 acres

Zoning: PD-Residential: 20 du/acre

Proposed Use: 220 unit apartment complex

Location: Southeast corner of Sunset Blvd. and Little Rock Road, Rocklin. APN 017-350-01

File #: SPU-90-03

Status: An application was received January 16, 1990 and was approved by the Planning Commission March 6, 1990. It expired March 6, 1992. No new applications have been submitted.

18. PHASE 2, LOT 2: STANFORD RANCH "STANFORD COURT":

Developer: Richmond American Homes of CA
11040 White Rock Road #500
Rancho Cordova, CA 95670 Phone: 635-5777

Area: 25.4 acres

Zoning: Planned Development - Residential 6 dwelling units/acre

Proposed Use: 142 single family lots

Location: Adjacent to the western Right-of-Way of Pebble Creek Dr. at the intersection of Pebble Creek Dr. & Cobblestone Dr. in Rocklin. APN BK. 369, Pgs. 7, 8, & 9

File #: SD-88-04, SPU-89-02, SPU-89-09, SPU-94-12

Status: A Tentative Subdivision Map was recorded. A Specific Plan Use Permit was approved March 21, 1989. There are approximately 30 remaining vacant lots. A modification of the specific plan use permit or the undeveloped lots was approved by the Planning Commission May, 1995.

19. STANFORD RANCH: PHASE 2, LOT 3

Owner: Stanford Ranch
P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613

Engineer: Smith Amsberry & Associates
3845 Atherton Road, #2
Rocklin, CA 95765 Phone: 632-9490

Zoning: Planned Development Residential: 16 du/acre
Requested: Planned Development Residential: 8 du/acre
Proposal 78 single family lots on 11 acres
Location: Easterly of Sunset Blvd., northerly of Little Rock Road in Stanford Ranch in Rocklin
APN 17-350-03
File #: GPA-96-08, PD(G) 96-07, SD-96-11
Status: A request for a General Plan Amendment (changing from High Density Residential to Medium Density Residential), a General Development Plan and a Tentative Subdivision Map for 78 single family units was received in late 1996. The applicant has put this application on hold for the time being.

20. PHASE 2 LOT 11: "MONTAGE"

Developer: Pacific Scene
9940 Business Park Dr. #165
Sacramento, CA 95827 Phone: 424-3234
Zoning: PD-Residential
Area: 24.9 acres
Proposed Use: 105 single family lots
Location: Northeast of the intersection of Park Drive and Farrier Road, Rocklin APN
366-050 and 060
File #: SPU-89-19
Status: The final map is recorded, the Specific Plan Use Permit approved. There are no remaining vacant lots and 8 houses are under construction. The rest of the subdivision is completed and occupied.

21. PHASE 2: LOT 12. "STONECREEK"

Developer: McKim Homes
P.O. Box 548
Rocklin, CA 95677 Phone: 624-9202
Zoning: Planned Development - 6 dwelling units per acre.
Area: 23 acres
Proposed Use: 107 lot subdivision
Location: Northwest corner of Park Drive and Farrier Road in Rocklin.
APN 366 Pgs. 3 & 4
File #: SPU-90-06
Status: The final map is recorded. A Specific Plan Use Permit was approved March 6, 1990. The Final Map has been recorded and the construction is nearly completed with 2 remaining vacant lots and 2 houses under construction.

22. PHASE 2: LOT 14:

Owner: Stanford Ranch
P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613

Applicant: Spannagel and Associates
3845 Atherton Road, #7
Rocklin, CA 95765 Phone: 624-1618

Randall Realty: Mark Morgan
3441 Data Drive, #455
Rancho Cordova, CA 95670 (916) 961-3691

Area: 43.47 acres
 Location: North of Sunset Boulevard, approximately 700 feet northeast of Park Drive:
 APN 017-350-006.
 File #: DL-95-06: SPU-97-05
 Proposal: An application to divide the 43.47 acre parcel into three parcels consisting of
 20.38 acres (6.5 acres buildable); 10.23 acres (4.09 acres buildable) and 12.86
 acres (8.28 acres buildable). This map has not recorded.

A subsequent application was received to develop 18.9 buildable acres of the
 parcel with 344 apartment units.

Status: The tentative parcel map was approved February 6, 1996, and will expire on
 February 6, 1999. The specific plan use permit application was received in
 March, 1997, and is tentatively scheduled for May, 1997.

23. PHASE 2: LOT 16: "WINDSONG"

Owner: Hofmann Co.	Hofmann Co.
1380 Galaxy Way	4219 So. Market Court.
Concord, CA 94522	Sacramento, CA 95838
	Phone: 920-3666

Area: 22.35 acres
 Zoning: Planned Development: RD-6
 Location: North of Pleasant Grove, West of Farrier Road. APN-366, Pgs. 1 & 2
 File #: SPU-89-14
 Proposal: 90 single family homes on 22.35 acres.
 Status: An application for a Specific Plan Use Permit was made August 18 and was approved
 by the Planning Commission, October 3, 1989. The project is built out.

24. PHASE 2 LOT 17: "STANFORD MEADOWS"

Owner: John Mourier Construction
 1830 Vernon St.
 Roseville, CA 95678 Phone: 786-3040
 Location: South of Farrier Rd. and westerly of "Windsong". APN-366, PG. 12
 File #: SPU-90-13, SPU-94-15
 Area: 26.6 acres
 Zoning: Planned Development: Residential: 6 dwelling units/acre
 Proposed Use: Single family subdivision consisting of 119 lots.
 Status: The Map is recorded and the homes are completed.

25. PHASE 2: LOTS 18 & 19, "IMAGES"

Owner: SMC Development
 9750 Business Park Drive, #110
 Sacramento, CA 95827 Phone: 364-5782

Developer: Ahmanson Development
 9750 Business Park Drive, #110
 Sacramento, CA 95827: Phone: 364-5782

Location: Between Stanford Ranch Rd. and Farrier Road, westerly of Darby Road (Lot
 18) and easterly of Darby Rd. (Lot 19). APN-366, Pgs. 7, 8, 9 & 10
 File #: SD-89-03, SPU-90-07, SPU-94-08
 Zoning: PD-RD 6 dwelling units/acre
 Area: 26.8 Acres
 Proposed Use: 143 single family lots

Status: The project is under construction, with 99 homes completed, permits issued on 26 others, and 18 remaining vacant lots. A revised specific plan use permit was approved August 2, 1994.

26. PHASE 2: LOT 20: "STANFORD MEADOWS" UNIT #II

Owner: John Mourier Construction
1830 Vernon St.
Roseville, CA 95678 Phone: 786-3040
Location: North of Farrier Drive, at the intersection of Farrier Drive and Devon Drive,
Rocklin. APN 366-130
File #: SD-90-04, SPU-90-28, SPU-93-09
Zoning: PD-Residential, 6 dwelling units per acre.
Area: 7.22 acres
Proposal: A 31 single family lot subdivision.
Status: The project is under construction, with building permits issued on all of the lots.

STANFORD RANCH: PHASE 3

Owner: Stanford Ranch
P. O. Box 1200
Rocklin, CA 95677: Phone: 624-0613
Engineer: Spannagel & Associates
3845 Atherton Rd., #7
Rocklin, CA 95765 Phone: 624-1618
Zoning: Planned Development
Location: North of Stanford Ranch Road, east of Pleasant Grove Creek, south of the
Rocklin City Limits and west of Landmark Development property.
File #: SD-89-08, SD-89-09
Area: 395.32 acres
205 acres single family units(1196 units)
21.1 Park Site
10 acres school site
104 acres Multi-family - 532 units
Proposal: An application to divide the property into 19 large lots and abandon the portion
of Whitney Blvd. going through Phase 3.
Phase 3 Consists of 1,728 dwelling units, wetlands, park and school sites, and
some commercial properties on approximately 485 acres.
Status: The application for large lots and individual lots was approved by City Council
October 10, 1989. The final map for the large lots and individual lots have
recorded separately.

27. STANFORD RANCH PHASE 3, LOT 30

Owner/Applicant: Rocklin Unified School District
5035 Meyers St.
Rocklin, CA 95677 Phone: 624-2428
Area: 45.3 acres
Zoning: The property is designated as a high school site with an underlying residential zoning.
Location: East of Stanford Ranch Road, approximately 1,200 feet east of the intersection
of Stanford Ranch Road and Park Drive.
APN 017-190-38
File #: SPU-91-07
Proposed Use: Rocklin High School
Status: The high school opened fall, 1993 and is in the process of expanding to a four
year high school. The first graduating class will be spring, 1997.

28. PHASE 3: LOT 32A: Lewis Homes: "The Springs"

Owner: Lewis Homes: John Barnhart

9216 Kiefer Blvd.
Sacramento, CA 95826: Phone: 362-9275
(Mailing; PO Box 276125, Sacramento., 95125)

Engineer: Smith-Amsberry
3845 Atherton Road, #2
Rocklin, CA 95765 Phone: 632-9490

Location: North of Stanford Ranch Road at the intersection of Stanford Ranch Road and Darby Road, Rocklin. APN 367-080-010 thru 025, 090-01-28, 140-01-09, 32-49

File #: SPU-90-19, SPU-96-11

Area: 35.7 acres

Zoning: Planned Development Residential, 6 dwelling units per acre.

Proposal: 71 lot subdivision: Four models ranging from 2,000 to 4,016 sf.

Status: The Final Map has recorded. The specific plan use permit for Lewis Homes was approved November 5, 1996.

29. PHASE 3: LOT 32B: Forecast Homes: Legacy

Owner: The Forecast Group: Richard Balestreri

1796 Tribute Road, #100
Sacramento, CA 95815 Phone: (916) 920-0200

Location: North of Stanford Ranch Road at the intersection of Stanford Ranch Road and Darby Road, Rocklin. APN 367-080-01, 02- 09; 367-140-10, 11-31, 367-150-01, 02-37

Area: 17 acres

Zoning: PD-6

File #: SPU-96-10

Proposal: 68 single family homes, ranging from 1,300 sf to 2,108 s.f.

Status: Application for a specific plan use permit was approved on November 5, 1996.

30. STANFORD RANCH LOT 34

Owner: Stanford Ranch

P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613

Engineer: Smith Amsberry & Associates
3845 Atherton Road, #2
Rocklin, CA 95765 Phone: 632-9490

Location: Northwest of the intersection of Stanford Ranch Road and Breen Drive
APN: 017-360-004

Area: 15.3 acres

File Number: GPA-96-06, PD(G) 96-05, SD-96-09

Zoning: Planned Development Residential: 16 du/acre

Requested: Planned Development Residential: 8 du/acre

Proposal 105 single family houses on 15.3 acres

Status: A request for a General Plan Amendment (changing from High Density Residential to Medium Density Residential), a General Development Plan changing from 16 du/acre to

8 du/acre, and a Tentative Subdivision Map for 105 single family units, 1.1 acre Lot A and .3 acre Lot B, was received December 23, 1996. An amendment to the application is expected.

31. STANFORD RANCH PHASE 3: LOT 35

Developer: Crystal Oak Development
151 North Sunrise Blvd., #1106
Roseville, CA 95661 Phone: 773-4098
Area: 13.3 acres
Zoning: PD-8
Location: West of Breen Drive, approximately 1,000 ft. north of the intersection of Breen Drive and Stanford Ranch Road.
APN 367-170-017
File #: SD-91-03
Proposed Use: 96 detached single family homes.
Status: The subdivision map was approved by City Council May 28, 1991 and the map has recorded. The build out is nearing completion.

32. STANFORD RANCH PHASE 3: LOT 38

Owner: Stanford Ranch
P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613
Engineer: Smith Amsberry & Associates
3845 Atherton Road, #2
Rocklin, CA 95765 Phone: 632-9490
Location: Southwest corner of the intersection of Park Drive and Shelton Street:
APN 017-360-008
Area: 15.3 acres
File Number: GPA-96-07, PD(G) 96-06, SD-96-10

Zoning: Planned Development Residential: 15 du/acre
Requested: Planned Development Residential: 8 du/acre
Proposal: 65 single family lots on 11 acres
Status: A request for a General Plan Amendment (changing from Medium High Density Residential to Medium Density Residential), a General Development Plan changing from 15 du/acre to 8 du/acre, and a Tentative Subdivision Map for 65 single family units, was received December 23, 1996. Staff is awaiting an amendment to the application.

33. PHASE 3: LOT 40: "LAS PALMAS"

Owner: John Mourier Construction
1830 Vernon Street, Suite 8
Roseville, CA 95678: Phone: 782-8879
Original Owner: Pacwest General Partner,
1390 Willow Pass Road, Concord, CA 94520
Area: 22.44 Acres
Location: Stanford Ranch Phase 3, north of Breen Road, south of Stanford Ranch Lots L & J. APN-367 PG. 3
File #: SPU-90-14:
Proposed Use: 114 single family lot subdivision
Status: The Final Map recorded June 18, 1990. The Specific Plan Use Permit was approved June 5, 1990. The project is under construction, with 94 homes completed. A modification of the use permit was approved October 3, 1995, adding five additional models and permitting a model home complex.

34. PHASE 3: LOT 41 A: "MIRADA"

Owner: Community Pacific Ranch: Stanford Ranch, Inc.
Pacific Scene
4720 Northgate Blvd.
Sacramento, CA 95834 Phone: 424-3234

Location: The subject property is located east of Wyckford Blvd., north of Shelton St., in Stanford Ranch. APN-367-010 and 012.

File #: SPU-90-29

Area: 10.7 acres

Zoning: PD-Residential, 6 dwelling units per acre.

Proposal: 57 lot subdivision

Status: The project is nearly completed, with 55 units constructed and 2 under construction.

35. Phase 3 Lot 41 - B: "RENAISSANCE HOMES"

Owner: K & S Development
151 North Sunrise, #1106
Roseville, CA 95661 Phone: 773-4083

Area: 20.7 acres

Location: West of Wyckford east of Shelton, North of Swindon and south of Mirada. APN 367-01 and 02.

Proposed Use: 106 Single Family Homes

File #: SPU-90-25

Status: The projected is nearly completed, with 104 units built, and 2 under construction.

36. Phase 3: Lot 42: "CASA DEL ROBLES"

Owner: Renaissance Homes
151 North Sunrise, #1106
Roseville, CA 95661 Phone: 773-4083

Engineer: Spannagel and Associates
3845 Atherton Rd., #7
Rocklin, CA 95765 Phone: 624-1618

Area: 19.2 acres

Location: Stanford Ranch Phase III at the Northwest corner of the intersection of Park Drive and Wyckford Blvd. APN-367-210-1-5; 367-220-01

File #: SD-91-05, SPU-93-11; SPU-95-02

Zoning: Planned Development PD-8

Proposal: Development of 116 single family lots of 4,500 sq. ft. minimum lot size.

Status: The subdivision has recorded. 91 units are completed or under construction, and there are 25 remaining vacant lots. An application to add a single story model was denied by the Planning Commission and appealed to the City Council. The City Council granted the appeal on April 9, 1996, allowing 26.73% of the houses to be plans 101 (1340 s.f.) or 101E (1379 s.f.), and a maximum of 20% to be Plan 101.

37. Phase 3: Lot 45: "NEW BEGINNINGS"

Owner / Developer: Forecast Homes of Northern California
2020 Hurley Way, Ste. 395
Sacramento, CA 95825 Phone: 920-0200

Location: East of Wyckford Drive, south of Charter Road, approximately 1,500 feet north of the intersection of Wyckford Drive and Park Drive, Rocklin. APN-017-360-16 and 17.

File #: SD-89-09, SD-91-07, SPU-92-12, SPU-93-13

Zoning: PD-6

Area: 32.1 acres

Proposed Use: 145 lot subdivision
Status: The subdivision has recorded, including 11 lots of parcel 50 which have been incorporated into this subdivision, making the total number of lots 157. The project is nearing completion.

38. Phase 3: Lots 46 & 47: "THE ESTATES"

Developer: Winncrest Homes: Mike Winn
9985 Folsom Blvd.
Sacramento, CA 95827 Phone: 366-3224
Area: 51.13 acres
Zoning: PD-6 dwelling units/acre
Proposal: 171 single family lot subdivision
Location: North side of Park Drive, east of the intermediate school site, west of Stanford Oaks. APN-367-040, 050, 060, and 070.
File #: SD-90-01, SPU-90-35, SPU-94-05
Status: The subdivision was approved by City Council April 24, 1990. The map has been recorded. A Specific Plan Use Permit was approved January, 1991, for Pama Homes. A modification was approved August 2, 1994 for Benchmark Homes. A third modification was approved March 19, 1996 for Winncrest Homes. There are 11 remaining vacant lots, with the remainder either completed or under construction.

39. STANFORD RANCH PHASE 3, LOT 48: "SAN MARIN" (Tiara Woods)

Owner/Applicant: TriMark Development
6320 Canoga Ave., 13th Floor
Woodland Hills, CA 91367 Phone: (818) 592-2628
Engineer: Nolte and Associates
1750 Creased Oaks Drive, #200
Sacramento, CA 95833 Phone: 784-3313
Location: South of Park Drive, opposite Wyckford Blvd.
APN-367-100, 110, 120, and 130.
File #: SPU-90-30, SPU-94-07
Area: 33.3 acres
Zoning: PD-6 dwelling units per acre
Proposed Use: 164 single family lots
Status: The final map recorded December, 1990. A revised specific plan use permit for additional models was approved on August 2, 1994. There are 61 remaining vacant lots.

40. STANFORD RANCH LOT 49A

Owner/Applicant: Stanford Ranch, Inc.
3715 Atherton Rd.
Rocklin, CA 95765 Phone: 624-1613
Engineer: Terrance Lowell & Associates
4230 Rocklin Rd., Ste. 1A
Rocklin, CA 95677 Phone: 624-0685
Area: 10.42 acres
Location: East of Park Drive, west of the high school site:
APN-017-360-22.
File #: No applications received
Zoning: 3.32 acres: Wetlands
7.1 acres; PD-20 (20 dwelling units per acre)
Proposal: No applications have been submitted.
Status: This site is under consideration for a continuation high school. No formal applications have been made.

41. STANFORD RANCH LOT 49B

Richmond American Homes of California
11040 White Rock Rd., #500
Rancho Cordova, CA 95670 Phone: 635-5777

Engineer: Terrance Lowell & Associates
4230 Rocklin Rd., #1A
Rocklin, CA 95677 Phone: 624-0685

Location: East of Park Drive, west of the high school: APN-17-360-22.

Area: 3.55 acres (to be combined with 25 acres in Parcel 105)

File #: SD-91-01, SPU-92-13

Zoning: PD-6 (6 dwelling units per acre)

Proposal: 27 single family lots to be combined with 112 single family lots in Stanford Ranch Parcel 105.

Status: A specific plan use permit application combining this subdivision with a portion of Lot 105 was approved in January 1993. There are only 2 remaining vacant lots in Lot 49B.

42. STANFORD RANCH LOT 50: "Brookside"

Owner/Applicant: Ron McKim Construction
P. O. Box 548
Rocklin, CA 95677 Phone: 624-9202

Engineer: Spannagel and Associates
3845 Atherton Rd., Ste. 7
Rocklin, CA 95765 Phone: 624-1618

Area: 12.4 acres

Zoning: PD-Residential, 6 dwelling units per acre

Location: Northeast of Wyckford Blvd. at the intersection of Wyckford Blvd. and Charter Rd. A portion of Lot J of Stanford Ranch. APN-017-180-59, 017-360-16 and 17.

File #: SD-90-11, SPU-92-12, SD-93-02, SPU-93-13

Proposed Use: 57 single family residences

Status: Lot 50, Units 1 and 3 have recorded. (July 1992 and July 1993). Lot 50, Unit #2 (11 lots) has not recorded and has been automatically extended to May 23, 1998.

STANFORD RANCH PHASE IV

Owner: Stanford Ranch
P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613

Engineer: Spannagel and Associates
3845 Atherton Rd., #7
Rocklin, CA 95765 Phone: 624-1618

EIR Consultant: Furor, Bob Langwell, Project Manager
1050 Melody Lane, Ste. 160
Roseville, CA 95678 Phone: 635-3804

Area: 568 acres

Location: East of Sunset Blvd., north of West Oaks Blvd. in Rocklin.
APN-017-080-76, 81; 017-270-06, 09, 10, 11

File #: GPA-93-04, PDG-93-03, SD-93-06, SD-93-07

Proposal: The developer has requested a General Plan Amendment which requires an Environmental Impact Report and a tentative subdivision map creating 23 large lots.

Status: The Final EIR and entitlements were approved by the City Council, June 13, 1995. The land uses of Phase IV, as revised, are as follows:

Wetlands:	38.78 acres
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Park Sites	18.33 acres
Light Ind/BP/Commer.	178 acres
MDR	173.4 acres

43. Stanford Ranch Phase 4, Lots 51, 62, 63, 64, 65, 66,68,73

Owner: Stanford Ranch

P. O. Box 1200

Rocklin, CA 95677 Phone: 624-0613

Engineer: Spannagel and Associates

3845 Atherton Rd., #7

Rocklin, CA 95765 Phone: 624-1618

Location: Stanford Ranch Phase 4: APN book 17

File # SD-93-07, SD-96-06

Zoning & Proposed Uses:

Lot #	Zoning	Acres	Units
Lot 51	PD-6	28.63	117
Lot 62	PD-6	31.45	150
Lot 63	PD-6	12.79	56
Lot 64	PD-6	18.62	92
Lot 65	PD-4	25.52	86
Lot 66	PD-4	19.53	71
Lot 68	PD-4	22.03	86
Lot 73	PD-6	14.83	62
Total		173.41	720

Status: The tentative subdivision maps for these subdivisions were approved on June 13, 1995 by the City Council, and will expire June 13, 1998.

43A. STANFORD RANCH PHASE 4, LOT 51

Owner: Stanford Ranch, Inc.
Developer: Kaufman & Broad Central Valley, Inc., Mike Carson
3300 Douglas Blvd, Roseville (916) 784-7300

Location: Southeast of the intersection of Stanford Ranch Road and West
Oaks Blvd., Rocklin. APN 017-080-084

Area: 28.63 acres
Zoning: PD-6
File #: SPU-97-02
Proposed Use: 117 single family residences and a remainder
Status: Tentative map approved 6/13/95 and will expire on 6/13/98. A specific
plan use permit was approved March 18, 1997 for the development of the 117
units.:

STANFORD FOOTHILLS: (Formerly Stanford Ranch Lots L & J)

Owner: Stanford Ranch, Inc.
P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613

Engineer: Terrance Lowell and Associates Inc.
4230 Rocklin Road, #A
Rocklin, CA 95677 Phone: 624-0685

Applicant: David Wade and Associates
2140 Professional Dr., #140
Roseville, CA 95661 Phone: 783-8980

Area: 208.6 acres
Location: South of the Rocklin City limits North of Stanford Ranch Phase 3 and west of
Stanford Oaks

File #: EIR-88-05, GPA-90-02, PZ-90-02, AN-90-01
Zoning: 58 acres - R1-7.5
145.6 acres - PD- 6 dwelling units per acre 5 acres - OA

Proposed Use: 386 single family dwelling units and 20 acres proposed golf course (to be
combined with Stanford Oaks).

Status: The EIR, rezoning and General Development Plan were approved by City
Council May 8, 1990. The Annexation was approved by LAFCO, June 24,
1990. The annexation was recorded August 16, 1990.
The project area was divided into large lots on Aug. 21, 1990, and into 327
individual lots at the same time. The large lot subdivision has recorded.
Several individual lot subdivisions have also recorded.

44. STANFORD RANCH, LOT 100 A & B: Brookside

Owner/Applicant: Ron McKim Construction
Phase 1 P. O. Box 548
Rocklin, CA 95677 Phone: 624-9202

Owner: Renaissance Homes
Phase 2 151 North Sunrise, #1106
Roseville, CA 95661 Phone: 773-4083

Engineer: Spannagel and Associates
3845 Atherton Rd., Ste. 7
Rocklin, CA 95765 Phone: 624-1618

Area: 42.1 acres gross, 16.27 acres net
Location: East of Wyckford Blvd., south of Mountaingate Drive, east of St. Andrews:
APN-367-Pgs 29-30

Zoning: PD-6

File #: SD-90-08, SPU-95-09
Proposed Use: 77 single family residences and a remainder
Status: Tentative map approved 9/25/91: Unit #1 recorded 12/14/93, and Unit #2 recorded December, 1994. A specific plan use permit for Unit #2 was approved October 17, 1995..

45. STANFORD RANCH, Lot 101

Owner: Stanford Ranch I, LLC
P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613
Engineer: Smith Amsberry Associates, Inc.
3845 Atherton Road, Ste. 2
Rocklin, CA 95765 (916) 632-9488
Area: 9.01 Acres
Location: West of Heather Way and north of Manchester Dr. APN-017-180-063
File #: SD-90-07: GPA-96-05, PDG-96-02, Z-96-02, SD-96-05, TRE-96-14
Proposed Use: A change in the General Plan and General Development Plan from a school site to Medium Density Residential, 6 dwelling units per acre, to develop a 38 lot subdivision.
Status: This application was approved by the City Council on November 12, 1997, and the tentative subdivision map will expire on November 12, 1999.

46. STANFORD RANCH, Lot 102

Owner: Stanford Ranch
P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613
Engineer: Nolte & Associates
1750 Creekside Oaks Dr., #200
Sacramento, CA 95833 Phone: 641-1500
Area: 5.81 acres
Location: West of Heather Way, North of the school site.
Proposed Use: Park site
Status: No improvements have been made.

47. STANFORD FOOTHILLS, LOT 103: "MANSION OAKS"

Owner/Applicant: Stanford Ranch, Inc.
P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613
Engineer: Spannagel & Associates
3845 Atherton Rd., #7
Rocklin, CA 95765 Phone: 624-1618
Area: 26.72 acres
Location: The subject property is north of Heather Lane west of Stanford Oaks.
APN-17-180-59
File #: SD-90-15, SPU-90-38
Zoning: PD-3 dwelling units per acre
Proposal: 77 single family lots
Status: The specific plan use permit has been approved, and the map has recorded. Building permits have been issued and some homes are completed and occupied. A portion of Lot 103 was the "Street of Dreams" in 1994. There are 49 remaining vacant lots.

48. STANFORD RANCH, Lot 104: Hunters Creek

Owner/Applicant: Beazer Homes of California (Kraig Knudsen)
2260 Douglas Boulevard

Roseville, CA 95661 Phone: 773-3888

Engineer: Spannagel & Associates
3845 Atherton Rd.
Rocklin, CA 95765 Phone: 624-1618

Area: 17.7 acres
Location: South of Stephanie Dr., east of Stanford Ranch Lot 32. APN-367-310-001-087.
File #: SD-91-01, SPU-95-06
Zoning: PD-7
Proposed Use: 86 single family lots
Status: Part of Stanford Foothills individual lot subdivision. Recorded May 19, 1995. Specific Plan Use Permit was approved by the Planning Commission September 5, 1995. The project is nearing completion.

49. STANFORD FOOTHILLS: LOT 105A

Developer Richmond American Homes of California
11040 White Rock Rd., #500
Rancho Cordova, CA 95670 Phone: 635-5777

John Mourier Construction
1830 Vernon St.
Roseville, CA 95678 Phone: 786-3040
Location: East of Park Drive, west of the high school APN-17-360-22
Area: 25 acres (to be combined with 3.55 acres in Lot 49B)
File #: SD-91-01, SPU-92-13
Proposal: 79 single family lots to be combined with 27 lots on Stanford Ranch lot 49B for a total of 106 single family lots.
Status: Final map recorded. Specific plan use permit approved January 19, 1993. The project is nearing completion.

50. STANFORD RANCH, Lots 105B, 106, 107: Hunter's Creek

Owner: Beazer Homes of California (Kraig Knudsen)
2260 Douglas Boulevard
Roseville, CA 95661 Phone: 773-3888
Engineer: Spannagel and Associates
3845 Atherton Rd., #7
Rocklin, CA 95765 Phone: 624-1618
Location: West of Wyckford, south of the Rocklin city limits, northeast of Lot 105:
APN-367-280: (106); APN-367-250 (107);
APN 367-250, 260 (105B)
File #: SPU-94-04
Area: 5.1 acres
Zoning: PD-7
Proposed Use: 67 single family lots
Status: Final map recorded. The specific plan use permit was approved in June, 1994. There are no remaining vacant lots.

51. WHITNEY OAKS (Formerly Stanford Oaks)

Owner: Cal-Stanford Oaks L.L.C.
9404 Genesee Ave., #230,
La Jolla, CA 92037 Phone: (916-455-7503

Live Oak Enterprises, Inc.: Peter Bridges
8780 Auburn Folsom Road

Granite Bay, CA 95746

Phone: 782-1177

Engineer:

Vail Engineering: Michael Peloquin

2033 Howe Ave., #220,

Sacramento, CA 95825: P

Phone: (916) 929-3323

Area:

1,067 acres

Proposed Uses: 175 acres: Golf Course

312 acres: Park site (Nature Trail incl. 53 ac. right of way)

1.9 acres: C-1 (Commercial)

1.0 acres: BP (Business Professional)

531.4 acres: Residential (2,361 dwelling units)

Phase 1			Phase 2			
Zone	Acres	Units	Zone	Acres	Units	
RD-1.5	2.1	1	RD-2	48.4	96	
RD-2.5	16.9	42	RD-2.5	20.4	48	
RD-3.5	47.8	160	RD-3.0	18.5	44	
RD-4.0	105.4	420	RD-3.5	14.1	40	
Open Space	51.6		RD-4.	17.3	60	
Private Park	7		RD-4. Mixed	77.3	309	
Park	8		RD-5	45.6	210	
School	10		RD-15	5.8	163	
			Golf	185.4		
			Clubhouse	7.8		
			Open Space	93.5		
			Business Prof.	2		
			Park	11.6		
			Retail Comm.	1.5		
			Fire Station	1.3		
Total	248.8	623 SFR	Total	544.7	803 SFR	163 MFR

Phase III		
Zone	Acres	Units
RD-4.5	56.3	253
RD-6.5	24.4	157
RD-8	8.2	65
RD-20	11.1	224
School	10	
Park	9.3	
Total	119.3	699

Location:

Northeastern portion of Stanford Ranch

APN-030-01, 02, 05, 06

File #:

EIR-89-01, GPA-88-05, PDG-88-05, DL-90-003, SPU-90-08, SD-95-03, SD-95-04

Status:

Phase I of Whitney Oaks, including a large lot subdivision consisting of 24 large lots and 623 individual lots was approved by City Council April 30, 1996. This will expire on April 30, 1999. Phase II of Whitney Oaks consisting of 42 large lots and 803 individual lots was approved by City Council October 17, 1996, and will expire October 17, 1999. Applications for Phase 3 have not been submitted.

Construction of the golf course is nearly completed. The expectation is that the golf course will be open for play in August or September of 1997. Applications have been received for the Whitney Oaks Information Center, and for the Pulte Senior recreation center.

52. SUNSET WEST

Owners: 1. Sacramento Sunset Ltd..139 acres
c/o Terra Quest Financial, Inc.
1735 Arden Way, Ste. 100, Sacramento, Phone: 929-2299

2. RCC Partnership 264 acres
P. O. Box 1069, Woodland, CA 95697

3. Diversified Investors 370 acres
807 Buena Vista, San Clemente, CA 92672: Jon Bell

4. Rocklin Partners 60 acres
201 Hofmann Ave. Monterey, CA 93940

5. Dorner Trust/Pacific Dimensions 76 acres
Torrence, CA

Area: 907 Acres

Location: South and west of Sunset, east of Highway 65, North of the Roseville City Limits and south of the Rocklin City limits where they adjoin the Atherton Tech Center: .APN-017-120, 43, 44, 45, 49, 78, 79, 80, 88, 81, 86, 60, 87

File #: EIR-92-05, GPA-92-02, Z-92-04, PDG-92-02, SD-92-04
SD-96-06

Zoning: The subject property has not been rezoned. The proposed mitigated General Development Plan and zoning are as follows:

MDR	PD-4	85.7 Acres	381 Units
	PD-5:	193.0 Acres:	963 Units
	PD-6:	110.5 Acres:	661 Units
	PD-7:	39 Acres:	273 Units
HDR	PD-15	22 Acres	322 Units
	PD-18	27 Acres	481 Units
PD-Commercial:		66.9 Acres	
PD-BP/Comm/LI:		65.5 Acres	
Schools:		38.7 Acres	
Parks:		50.7 Acres	
Fire Station:		1 Acre	
Open Space:		149 Acres	
Rights of way:		<u>52 Acres</u>	
TOTAL:		901 Acres	3,081 Units

Status: The annexation recorded September 10, 1991. A FEIR and entitlements were approved by City Council on November 14, 1995, with findings that were returned to the City Council on December 12, 1995. Portions of the final map have recorded.

The reclamation plan for the RC Collet extraction operation has been implemented.

Individual lot subdivision applications for Parcels 46, 52 and 53 were received July 31, 1996, and for lots 16, 23 and 23 were received, and are tentatively scheduled for public hearing in late spring or early summer 1997.

53. SUNSET WEST: RC COLLET: PARCELS 46, 52 AND 53

Owner: RCC Partnership 264 acres
P. O. Box 1069
Woodland, CA 95697

Engineer: Kent Baker & Associates
 7996 California Ave., Ste. C
 Fair Oaks, CA 95628 Phone: (916) 967-7053

Location: Intersection of Sunset Blvd. and Little Rock Road APN 017-120-079, 080
 File #: SD-96-006
 Area: 75.34 acres
 Zoning: PD-4, PD-5,
 Proposal: 290 single family lots
 Status: The final map has recorded. The tentative subdivision map for individual lots on three parcels was submitted July 31, 1996. The application is incomplete.

54. SUNSET WEST: DIVERSIFIED INVESTORS: PARCELS LOTS 16, 22, AND 23

Owner: Diversified Investors
 2263 Evergreen Street
 Sacramento, CA 92672 Phone: (916) 922-9968

Engineer: Omni-Means, Ltd.
 3001 Douglas Blvd., #300
 Roseville, CA 95661 Phone: (916) 782-8688

Location: East of Lonetree Blvd., west of Blue Oaks Blvd., in Sunset West: APN 017-121-011, 012, 015
 File #: SD-96-008, PD(G) 96-08
 Area: 166.7 acres
 Zoning: PD-4, PD-5, PD-6
 Proposal: 814 single family lots
 Status: The final map has recorded. The tentative subdivision map for individual lots was submitted December 13, 1996. The application remains incomplete.

FIVE STAR DEVELOPMENT - Northwest Rocklin

Owner / Developer: Dominion Enterprises
 4240 Rocklin Road #6
 Rocklin, CA 95677 Phone: 624-4504

Engineer: Land Development Services, Inc.
 4240 Rocklin Road, Ste. 10
 Rocklin, CA 95677 Phone: 624-1629

Area: 207 acres
 Proposed Uses: Residential, Commercial Light Industrial, Public-Quasi-Public
 Location: South of Sunset Boulevard, east of Rocklin's western City limits, north of the Highway 65 Bypass.
 File #: GPA-87-03, Z-87-06, 07
 Status: The property was annexed to the City in January 1987.

56. FIVE STAR UNIT #1: "SUNLAND"

Owner: Sunland Communities
 3353 Bradshaw #228
 Sacramento, CA 95827 Phone: 362-5667

Location: East of Fairway Drive, South of Marlee Way, North of Cassia Grande, APN-371, PP. 01 and 02
 File #: SD-87-10
 Area: 25.84 acres
 Zoning: R1-6
 Use: 120 single family lots
 Status: The final map has recorded and 109 units have been completed, with 11 remaining to be finished.

57. FIVE STAR UNITS 2 AND 3

Owner/Developer: Royal Construction
925 University Ave.
Sacramento, CA 95825 Phone: 925-3184
Tim Lewis Construction
8527 Kenneth Ridge Court
Fair Oaks, CA 95628 Phone: 988-8047
Area: Unit 2 - 16.72 acres; Unit 3 - 11.9 acres
Zoning: R1-6
Location: West of Fairway Drive, south of Marlee Way: APN-371-03, 04, 05
File #: SD-87-11, SD-87-12
Use: Unit 2 - 83 single family lots
Unit 3 - 49 single family lots
Status: The final map recorded September, 1989. There are 12 remaining vacant lots

58. FIVE STAR UNIT #4

Developer: John Mourier Construction
1830 Vernon St.
Roseville, CA 95678 Phone: 786-3040
Area: School site - 8 acres
Park site - 7.6 acres
Single family development - 24 acres
Location: South of Casa Grande, east of Fairway Drive, North of Lincoln Avenue.
APN-370-06, 07, 08.
File #: SD-87-13
Zoning: R1-6
Use: 108 single family lots: school site and park site.
Status: The final map recorded in November, 1989. 83 units have been completed,
with building permits issued for the remaining lots.

59. FIVE STAR UNITS 5 AND 6

Developer: Coldwell Construction
723 Sunrise Ave. #245-1
Roseville, CA 95661: Phone: 782-4707
File #: SD-88-01, SD-88-02
Area: 3.7 acres
Zoning: R1-6
Location: North of Portola Circle (5 lots) and west of Lincoln on either side of South Whitney
Blvd. (15 lots) APN-016-560-1-15; 016-170-62-71
Use: 20 single family lots
Status: 19 of the 20 lots have been developed.

60. PACIFIC SUNSET (CLUB PACIFIC) CONDOMINIUMS, Unit #1

Owner/Developer: Pacific Homes (Pacific Properties/Steven Miller, Steven Ford)
2550 Sunset Blvd.
Rocklin, CA 95650 Phone: 624-5027
Architect: Michael W. Milburn
1641 East Osborn Road, #4
Phoenix, AR 85016
Location: Southwest of Sunset Blvd. and northeast of Marlee Way. APN-016-020-46
File #: SD-90-12, SPU-90-32
Area: 11.45 acres

Zoning: Planned Development: 20 dwelling units per acre
Proposed Use: 204 condominium units
Status: There are 120 units completed, and 84 remaining to be built.

61. SUNSET PACIFIC CONDOMINIUMS, Unit #2

Owner/Developer: Dominion Enterprises
4240 Rocklin Rd
Rocklin, CA 95677 624-4504
Architect: Michael W. Milburn
1641 East Osborn Road, #4
Phoenix, AR 85016
Location: South of Club Pacific #1, north of Marlee Way, west of Fairway Drive.
371-090-001
File: SD-93-03, SPU-90-32
Area: 8.46 acres
Proposed Use: 168 condominium units
Status: Approved by City Council Sept. 28, 1993. An extension was granted to 9/28/96, and an automatic legislative extension sets an expiration date of 9/28/97.

62. HILLDALE TOWNHOMES

Owner: Douglas Hanzlick
4240 Rocklin Road, #6
Rocklin, CA 95677 Phone: 624-4504
Engineer: W. E. Mitchell, Land Development Services, Inc.
4240 Rocklin Road, #10
Rocklin, CA 95677 Phone: 624-1629
Location: South of Sunset Blvd., Northeast of Marlee Way. APN-016-020-045
File #: SPU-92-05, SD-92-02
Area: 3.22 acres
Zoning: Planned Development Residential: 15 dwelling units per acre
Proposed Use: 31 unit townhome complex.
Status: The townhome subdivision map and use permit were approved by the City Council July 14, 1992 and expires July 14, 1997.

SUNSET EAST

63. SUNSET EAST UNIT #1: Landmark Apartments

Area: 2.6 acres,
Use: 59 apartment units;
Zone: PD-R: 22 du/acre.
Location: 5780 Springview Drive APN-016-030-05
File #: SPU-76-01
Status: Apartments completed.

64. SUNSET EAST UNIT #2: Medium Density Residential

Area: 13.5 acres
Location: West of Springview, between Sunset East Unit No. 6 to the north and Unit No. 5 to the south. APN-016-380
Use: 54 single family dwelling units;
Zone: 4 du/acre.
File #: SD-77-04
Status: The project is built out.

65. SUNSET EAST UNIT #3:

Use: 80 two-half plex units
Location: East of Springview Dr: APN-016-370-61-91; 016-385-01-48; 106-401-1-16

File #: SD-76-01
Zone: Planned Development Residential: 6.6 du/acre.
Status: The final map is completed and the project is built out.

66. SUNSET EAST UNIT #4: Rolling Oaks Apartments: (VOA)

Applicant: Placer County VOA Elderly Housing, Inc.
Phone: 630-9415
Zoning: PD - 20 dwelling units per acre
Area: 3.97 acres
Location: 5725 Shannon Bay Drive: APN-016-230-16
File #: SPU-94-16
Proposed Use: 79 unit apartment complex for elderly residents.
Status: The building is completed and fully occupied.

67. SUNSET EAST UNIT #5: Country Oaks Estates

Proposal: 58 single family lots
Location: West of Springview Dr., south of Sunset East #2. APN-016-370-
Area: 14.46 acres
Zoning: Planned Development Residential:-3.9 du/acre
File #: SD-77-01
Status: Final map recorded. One vacant lot remains.

68. SUNSET EAST UNIT #6:

Developer: Ron McKim Construction
Proposal: 65 Single family lots
Area: 16.3 acres:
Location: West of Springview Dr., south of Shannon Bay Drive. APN-016 - Pg. 40
File #: SD-78-04
Status: Built out.

69. SUNSET EAST UNIT #7: Park Village Apartments

Proposal: 44 apartments.
Area: 3.0 acres:
Zoning: PD-Residential: 14.52 du/acre.
Location: 5761 Shannon Bay Drive APN-016-030-17
File #: SPU-82-08, SPU-82-11
Status: Application was approved by the Planning Commission January 6, 1987.
Construction is completed and the units are leased.

70. SUNSET EAST UNIT #8: Shannon Bay Apartments

Proposal/Request: 52 apartment units
Area: 3.52 acres
Zoning: PD-14.52 dwelling units per acre
Location: 5761 Shannon Bay Drive:APN-016-030-017
File #: SPU-82-08, SPU-82-11
Status: Apartments are completed and leased.

71. SUNSET EAST UNIT #9: Springview Oaks

Owner/Developer: Barickman Development
Engineer: Land Development Services, Inc.
4240 Rocklin Road #10
Rocklin, CA 95677 Phone: 624-1629
Area: 5 acres
Location: No. of Sunset East #3, South of Sunset, east of Springview Dr.
APN-016-030-19
File #: SPU-86-15, SPU-86-16, SPU-88-04
Zoning: PD Commercial,
PD Residential High Density: 2.6 acres
Proposed Use: 52 apartment units
10,448 sq. ft. church (Warehouse Ministries) (expired)
1,584 sq. ft. coin-operated car wash (expired)
7,600 sq. ft. day care center (expired)
Status: The General Development Plan and the specific plan use permits were
approved February, 1987. The church, car wash and day care approvals
expired. The apartments are completed and occupied.

72. SUNSET EAST UNIT #10:

Proposal: 6 single family lots
Area: 9.3 acres
Zoning: PD-R 1-3 du/acre
Location: North of Springview Drive, west of Bridle Trail Estates Unit #2. APN-016-
410-020-025
File #: SD-82-05, SPU-82-12
Status: The project is completed.

73. SUNSET EAST UNIT #11: Placer West Apartments

Developer: Bert Ramsay Developer
Use: 44 dwelling units

Area: 7.72 acres:
Zoning: Planned Development Residential: 14.52 du/acre
Location: 6055 Placer West Drive. APN-016-410-16
File #: SPU-83-02, SPU-84-09
Status: Buildings completed and occupied

74. SUNSET UNIT 12: The Crossings Apartments

Developer: Cedar Pointe Construction Co., Inc.
2893 Sunrise Blvd. #111
Rancho Cordova, CA 95742 Phone: 635-2153
Area: 3.9 acres
Location: East of Placer West Dr., south of Springview Dr., APN-016-410-17
File #: SPU-88-09
Proposal: A 68 unit apartment complex.
Status: The project is completed and the apartments are renting.

75. SUNSET EAST UNIT #13: Woodstream Townhouses:

Developer: Dominion Enterprises: Douglas Hanzlick
4200 Rocklin Road, #10
Rocklin, CA 95677 Phone: 624-4504
Project: 134 Townhouse/condominiums
Location: South of Springview Dr., east of the Sunset East's western boundary.
APN-016 Pgs. 42 & 44
File #: SPU-82-07
Status: Construction completed January 1986.

76. SUNSET EAST UNIT #14: Bridle Trails Unit #2:

Project: 12 single family homes
Area: 8.9 acres
Location: South Rainier Drive. APN-016-410-26-39
File #: SD-84-04
Status: The project is completed.

77. SUNSET EAST UNIT #15: Sunset East Mini-Storage:

Developer: Douglas Hanzlick
4240 Rocklin Road, #6, Rocklin, 95677 Phone: 624-4504
Location: North of the City limits east of Springview. APN-016-410-08
File #: SPU-83-08, SPU-87-04
Status: Approved by the Planning Commission 11/22/83. Operating.

78. SPRINGVIEW VILLAGE:

Owner: Douglas Hanzlick - Dominion Enterprises
4240 Rocklin Road #6
Rocklin, CA 95677
Zoning: PD-Residential: (20 du/acre)
Location: North and west of Springview Drive at its southern loop. APN-016-410-06
File #: SPU-84-06
Area: 6 acres
Proposal: 96 apartment unit complex.
Status: Building permits were issued for 96 units and construction is complete.

79. CIVIC CENTER

Applicant: City of Rocklin
Consultant: Harland Bartholemew and Associates

2233 Watt Avenue, Ste. 330
 Sacramento, CA 95825 Phone: 483-0481
 Engineer Terrance Lowell and Associates
 4505 Granite Drive, #1 (PO Box 117)
 Rocklin, CA 95677 Phone: 624-0685
 Location: West of South Grove Street, East of Ruhkala Road, north of
 Kannasto Street, south of Rocklin Road:
 APN: Book 10 pgs 17, 23, 25, 26, 34
 File # EIR-92-04, GPA and PDG
 Area: 107 acres
 Zoning Planned Development as follows:

Zone	Acres	Existing units	Proposed Units
RD-4	37.6	55	104
RD-5	2.4	1	12
RD-8	10.9	4	68
RD-12	3.2	43	43
Total	Units		227
Commercial	17.2		
Civic Center	24.4		
Post Office	1.1		
Streets	10.2		

Status The City Council approved the Civic Center entitlements on September 4, 1996.

80. **ANTELOPE LAKES ESTATES:**

Owner: George Ganiats
 3020 Sunset Hill
 Rocklin, CA 95677 Phone: 624-0206
 Engineer: Land Development Services, Inc.
 4240 Rocklin Rd., #10
 Rocklin, CA 95677 Phone: 624-1629
 Fax: 624-0206
 Location: The northerly terminus of Park Drive west of Johnson Springview Park, east of
 Antelope Creek Park, and south of Village Oaks Drive.
 APN-016-020-17, 21.
 File #: SD-91-09
 Zoning: Planned Development Residential, 6 dwelling units per acre.
 Area: 38.1 acres
 4.5 acres - to be subdivided into 18 single family lots
 0.9 acres - park site
 32.7 acres - unsurveyed remainder
 Status: The application was approved by City Council on March 24, 1992. An extension was
 granted on May 7, 1996. This map will expire on March 24, 1998.

81. **OAKRIDGE PHASE II:**

Owner: John Mourier
 1830 Vernon St.
 Roseville, CA Phone: 786-3040
 Area: 3.2 Acres
 Zoning: PD Residential
 Location: Northeast of Oakridge, at the terminus of Willard Way. APN-010-190-
 92
 File #: SD-90-03
 Status: Applications have been submitted in 1987 and 1988 for multi-family units. In 1990 an
 application was made for a single family subdivision. None of the applications have

been pursued through the approval process. There is no current application on the property.

82. COLISCH SUBDIVISION

Owner: Richard Colisch
5908 Woodbridge Way
Rocklin, CA 95677
Applicant: Terrance E. Lowell and Associates
4230 Rocklin Road, Ste. 1A
Rocklin, CA 95677 Phone: 624-7829
Area: 2.2 acres
Zoning: R1-6
Location: East of Hawes Way, approximately 160 feet south of Third Street.
APN-010-220-14
File #: SD-91-06
Project: 8 single family lots
Status: Approved by City Council October 22, 1991; expired October 22, 1995.

83. OAK ROCK ESTATES

Owner: Jack and Geneva Barker
304 Hammond Drive
Auburn, CA 95603: 885-6619
Applicant: Burrell Engineering Group, Inc.
11344 Coloma Road, #435
Gold River, CA 95670 Phone: 536-1900
Area: 2.24 acres
Zoning: PD-6
Location: The corner of 2nd and "C" St., Rocklin: APN-010-210-19
File #: PDG-94-05, Z-94-04, SD-94-04, SPU-96-02
Project: 13 single family lots
Status: An application for a single family residential project, containing 13 lots, was recommended for approval by the Planning Commission on March 19, 1996, and approved by City Council on August 27, 1996.

84. LOST AVENUE ESTATES

Owner: BGRA Trust: Margo Kurz
P.O. Box 60506
Sacramento, CA 95860-0506 Phone: 485-2835
Engineer: W.E. Mitchell, Land Development Services
4240 Rocklin Road, #10
Rocklin, 95677 Phone: 624-1629
Area: 8.75 acres
Zoning: R1-6 (single family, 6,000 s.f. minimum lot sizes)
Location: West side of Lost Avenue, between Kannasto Street and Winding Lane
APN 010-260-006 and 010
File #: SD-94-001
Project: 10 single family lots plus a remainder parcel
Status: The application is incomplete.

85. QUARRY OAKS: ROCKLIN V.O.A. Elderly Housing

Owner: Volunteers of America
3813 N. Causeway Blvd.
Metairie, LA 70002 Phone (504) 837-2652
Applicant: Terrance E. Lowell & Associates, Inc.
Engineer: P. O. Box 117
Rocklin, CA 95677 Phone: 624-0685

Area: 3.82 acres
Zoning: PD-12.
Location: South of Evelyn Avenue, between Lost Avenue and Woodside/Ruhkala Road. APN-010-190-012
File #: AB-92-02, GPA-92-03, Z-92-02, PDG-92-03, SPU-92-10
Proposal: A 43 unit senior housing complex
Status: Approved by City Council in February, 1993. The project has been completed and occupied.

86. THE SUMMIT

Owner: Stanford Ranch
P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613
Engineer: Smith Amsberry Associates, Inc.
3845 Atherton Road, Ste. 2
Rocklin, CA 95765 (916) 632-9488
EIR Western Planning & Engineering,
Consultant: 11860 Kemper Rd.
Auburn, CA 95603 Phone: 823-6917
Location: East of the Clover Valley developments, west of Green Valley Ranch, north of Midas and Mountain View. APN-030-050-13; 030-060-05; 030-140-28
File #: SD-90-02
Area: 144 acres
Zoning: RE-20, OA, and R1-12.5
Project: 123 single family lots
Status: The draft EIR was heard by the Planning Commission and City Council and the responses to comments were prepared. This was continued pending the North Rocklin Traffic Study.

An application for a tentative parcel map, to divide the 144 acres into four parcels for development of four estate lots, was received July 17, 1996. The application has been deemed incomplete, pending concurrent applications for a General Plan Amendment, Rezoning, and General Development Plan for the four proposed lots.

87. YANKEE HILL SUBDIVISION

Owner: George Tsakapoulis
300 Florin Rd.
Sacramento, CA 95831 Phone: 422-6155
Applicant: Land Development Services
4240 Rocklin Road, Ste. 10
Rocklin, CA 95677 Phone: 624-1629
EIR R.C. Fuller & Associates
Consultant: 5908 Fair Oaks Blvd.
Carmichael, CA 95608 Phone: 485-6363
Location: East of Yankee Hill, 1400 feet north of Pacific Street
APN-045-010-24, 25, 26, 31, 32, 33, 34
File #: SD-87-17, SD-95-01, SPU-95-07
Area: 78.6 acres
Zoning: Planned Development Residential: 3 dwelling units/acre
Project: 199 single family lots and a 3.5 acre park site.
Status: Final EIR and General Plan Amendment and Subdivision Map approved by City Council November 13, 1990, and extended to December 11, 1995. An application for a modification was submitted to the City on July 8, 1995. The revised project was

recommended for approval by the Planning Commission December 19, 1995, and was approved by the City Council February 13, 1996. The map will expire on February 13, 1999.

88. QUARRY LAKES APARTMENTS:

Owner: Metropolitan Investment, Inc.
1224 41st Avenue
Sacramento, CA 95822 Phone: 921-0517

Applicant: CBM Capitol Resources, Inc.
1010 Racquet Club Drive, Suite 102
Auburn, CA 95603 Phone: 888-1991

Location: South of Robinson Way, east of Rocklin School, west of Granite Drive:
APN-045-101-066

Area: 6.2 acres

Zoning: PD-15

File #: SPU-89-17

Proposal: This project was approved as a 104 unit apartment complex in March of 1990. That approval expired in 1992. Since then the current applicant has held pre-application meetings with Staff, proposing a 66 unit apartment complex.

Status: Pre-application meetings have been held on the subject property but no new applications have been received. The project has expired.

89. KIMBERLY MANOR

Owner: Peachwood Park Partnership: Jess Allen, Principal
1510 Eleventh Ave.
Sacramento, CA 95818 Phone: 448-0611

Location: East of Sierra Meadows Dr., north of Tamarack Dr., Rocklin:
APN-045-090-32

File #: SD-90-05, SPU-93-01

Area: 2.7 acres

Zoning: PD-6

Proposal: A 13 lot single family subdivision.

Status: The application was approved by City Council October 9, 1990, and recorded August 6, 1992. A specific plan use permit was approved March 2, 1993. A Design Review for the remaining units was approved April 6, 1995. There are still available lots.

90. EMERSON SUBDIVISION

Owners: Judith & David Emerson, Kevin Connell
4957 King Road
Loomis, CA 95650

Location: East of Grove Street approximately 200 ft. north of the intersection of Grove Street and East Midas Ave. APN-045-090-048-057

File #: SD-89-05

Area: 2 acres

Zoning: PD-6 dwelling units per acre.

Proposed Use: Ten lot subdivision

Status: The application for the Tentative Subdivision Map and rezoning to Planned Development was approved by the City Council September 12, 1989. The final map recorded September, 1991. Several lots have been developed.

91. OAK COURT SUBDIVISION

Owners: Harold Martin, President, RT Development, Inc.

Engineer: P.O. Box 1686
Rocklin, CA 95677 Phone: 624-3633
Land Development Services, Inc.
4240 Rocklin Road #10
Rocklin, CA 95677 Phone: 624-1629
Location: Southeast corner of the intersection of Oak Street and Grove street in Rocklin. APN-010-080-063.
File #: Z-94-05, SD-94-05, SPU-94-17, Cert. of Compatibility 95-01.
Area: 1.8 acres
Zoning: PD-7.5
Proposal: 11 single family, modular units
Status: The item was approved by the City Council May 23, 1995 and has recorded. Only one home has been constructed.

92. HIDDEN OAKS (SECRET RAVINE VILLAGE) SUBDIVISION

Owner: Rocklin Nine c/o Dominion Enterprises
4240 Rocklin Road, #6
Rocklin, 956787 Phone: 624-4504
Area: 23 acres
Zoning: PD-Residential - 4.5 dwelling units per acre
Open Area
Location: East of I-80, east of China Garden Road, south of Rocklin Road and west of Secret Ravine Creek. APN-045-110-44, 45; 045-120-58
File #: SD-89-04, SPU-89-10
Proposal: A Tentative Subdivision Map and Specific Plan Use Permit to develop a 20 acre site with a 35 single family planned unit development.
Status: The application was received May 2, 1989 and was approved by City Council August 8, 1989. The map has recorded and the improvements have been installed. Several of the single family homes are constructed and occupied.

93. GRANITE LAKES ESTATES

Owners: Allegheny Properties, Inc.: Michael Brumbaugh
2150 River Plaza Drive, Suite 145
Sacramento, CA 95833 Phone: (916) 648-7700
Engineer: Land Development Services, Inc.
4240 Rocklin Road #10
Rocklin, CA 95677 Phone: 624-1629
Location: On the NW corner of Section 29, south of Greenbrae Road, east of Rustic Hills.
APN-046-030-51, 52, 55, 58.
File #: SD-87-24, SD-96-04, PDG-96-01
Area: 79.93 acres
Zoning: PD Residential: 1.5 dwelling units per acre
Proposal: An application for a Tentative Subdivision Map for 119 single family homes.
Status: The project was approved by City Council January 23, 1990. A stay of time period was approved to September 23, 1992. It is a part of Southeast Rocklin Planning Area. The project will expire September 23, 1997. A new application was submitted July 9, 1996. That application is still incomplete.

94. QUARRY RIDGE ESTATES Units 1, 2, 3, 4, and 5

Owners: Hilltop Joint Venture
198 Cirby Way, Ste. 125
Roseville, CA 95678 797-1140
Fisher Development, Inc.

1485 Bayshore Blvd.
San Francisco, CA 94124 Phone: (415) 468-1717

Engineer: Land Development Services, Inc.
4240 Rocklin Road #10
Rocklin, CA 95677 Phone: 624-1629
Area: 58 acres
Zoning: PD-2
Location: South of Greenbrae Road at Aguilar Rd.: APN-046-030-61, 62, 63
File #: SD-87-09
Project: 98 single family houses
Status: The project was approved by the City Council October 10, 1989 and extended to October 10, 1996, and the project was automatically extended to October 10, 1997. There are no further extensions available.

95. QUARRY RIDGE UNITS #6 AND #7

Owner/Applicant: Fisher Development Inc.
1485 Bayshore Blvd.
San Francisco, CA 94124 Phone: (415) 468-1717

Engineer: Land Development Services, Inc.
4240 Rocklin Road #10
Rocklin, CA 95677 Phone: 624-1629

Area: 15 acres
Zoning: Planned Development Residential, 6 dwelling units per acre
Location: South and east of the Boardman Canal, approximately 1750 ft. south of Greenbrae Road: APN-046-030-13, 15, 16, 54
File #: SD-90-14
Proposal: 30 single family lots
Status: The Tentative Subdivision Map and Specific Plan Use Permit have been approved by the City Council February 26, 1991 and expired on February 26, 1996.

96. ROCKMOOR ESTATES Unit #1

Developer: R.G. Garland Corp.
3710 Reflection Road
Shingle Springs, CA 95682 Phone: 677-5667
Engineer: Land Development Services, Inc.
4240 Rocklin Road #10
Rocklin, CA 95677 Phone: 624-1629
Area: 18 acres
Location: West of El Don Drive and south of Rocklin Road in Rocklin
APN-045-130-43, 59
File #: SD-89-07
Zoning: 6.5 acres PD-6: (Phase 1: 11.1 acres)
3.5 acres PD-Commercial
Proposal: An application for a General Plan Amendment and Rezoning to R1-6, single family residential, 6,000 sq. ft. minimum lot sizes and 3.5 acres Planned Development Commercial and an application for a tentative subdivision map, with 26 lots in the first phase.
Status: The application was received June 22, 1989 and approved by City Council November 14, 1989. The design review was approved December 4, 1990. The Final Map is recorded on the first phase and construction is underway.

97. OAK CREEK COVE: (Rockmoor Estates Phase II)

Owner/Developer: Tim Lewis Construction
8527 Kenneth Ridge Court
Fair Oaks, CA 95628 Phone: 988-8047

Engineer: Land Development Services, Inc.
4240 Rocklin Rd., #2
Rocklin, CA 95677 Phone: 624-1629

Area: 11.1 acres
Zoning: Planned Development Residential, 6 du/acres
Location: At the intersection of Foothill Drive and El Don Drive in Rocklin.
APN-045-141-01, 045-130-069

File #: SD-91-02

Proposal: Rezoning to PD-6 and a tentative subdivision map for 40 lots for the remainder of Rockmoor Estates.

Status: The tentative map was approved by City Council on June 11, 1991. The map was modified and recorded spring, 1995. Construction of the units has begun.

98. CRESLEIGH SIERRA (GRANVILLE) SUBDIVISION

Owner: HV - Rocklin Development, Inc.
(Harborview Investment, Inc., Cresleigh Homes
645 Harrison St., #100
San Francisco, CA 94107 Phone: 415-495-6688

Local Contact: Carol Lytle Phone: 916-922-2095

Developer: Cresleigh Sierra: Claudia Raymond
433 California Street, 7th Floor
San Francisco, CA 94104 Phone: (415) 982-7777

Area: 17 +/- acres
Location: Southwest corner of Schatz Lane and Rocklin Rd.
APN-045-160-056.

File #: PDG-91-04, GPA-91-05, SD-91-08, SPU-91-09, DL-9603

Proposal: Rezoning 11 acres from PD-14 to PD-6.5
Rezoning 2 acres from PD-6 to PD-3
Development of 72 single family lots on the 11 acre parcel zoned PD-6.5, and 4 single family lots on the 2 acres zoned PD-3.

Status: The application was approved with a negative declaration on July 7, 1994. The map is approved, the model homes have been constructed, and the project is proceeding. A parcel map was approved to dedicate the open space easement to the Placer County Land Trust.

99. STONEBROOK

Developer: Fisher Development
1485 Bayshore Blvd.
San Francisco, CA 94124

Engineer: W. E. Mitchell
4240 Rocklin Road #10
Rocklin, CA 95677 Phone: 624-1629

Area: 10.7 acres
Zoning: PD-Residential: 6 dwelling units per acre
Location: North of Montclair Estates, east of Granite Springs Village
APN- Bk. 45, Pg. 37

File #: SD-88-08

Proposal 42 single family lot subdivision
Status: The project is partially constructed, with a few remaining vacant lots

100. SOUTHSIDE RANCH

Owner: Larchmont Homes

Larchmont Square, 3350 Watt Ave., Ste. D
Sacramento, CA 95821 Phone: 488-4500

Applicant: Spannagel & Associates
3845 Atherton Road, #7
Rocklin, CA 95765 Phone: 624-1618

Location: West of Sierra College Blvd., south of Montclair Estates:
APN- Bk. 46, Pgs. 31, 32, 33

File #: SD-88-07, SPU-91-10, DR-93-03

Area: 43 acres

Zoning: PD Residential with a residential density of 2 dwelling units per acre

Proposal: 82 single family lots on a 31 acre portion of the property.

Status: A design review for Larchmont Homes was approved May 4, 1993 and the project is approximately 90% constructed.

101. STENSON SUBDIVISION

Owner: Richard Chun

1133 Coloma Way
Roseville, CA 95661: Phone: (916) 783-7118

Applicant: Burrell Engineering Group
11344 Coloma Road, #435
Gold River, CA 95670 Phone: (916) 536-1900

Location: South of Montclair Drive, west of Sierra College Blvd. APN 045-160- 079

File #: SD-94-03

Area: 1.4 acres

Zoning: PD-6

Proposal: 8 single family lots

Status: City Council approved the application on March 14, 1995. The subdivision will expire March 14, 1998.

102. SIERRA BLUFFS: Rock 8: (Southside Ranch #2)

Owner: Rock 8 : Attn: Jim Stanley

555 Capitol Mall
Sacramento, CA 95814

Engineer: Carl Rodolf & Associates
5411 Madison Ave. #5
Sacramento, CA 95841 Phone: 344-2313

Planner: Robert E. Hayes, Inc.

2200 A Douglas Blvd., #250
Roseville, CA 95661 Phone: 783-0134

Location: West of Sierra College Blvd., immediately south of Southside Ranch Subdivision.
APN-046-040-66, 70

File #: SD-90-06

Area: 44.02 acres

Zoning: Planned Development Residential

Proposal: 5 single family lots on 2.5 acres with a 41.52 acre remainder parcel to be developed in the future as Residential, open space and commercial.
Status: The project was approved by City Council July 24, 1990 and expired July 24, 1993.

103. SOUTH RIDGE ESTATES:

Owner: Radiological Associates of Sacramento, Fiduciary
1800 "I" Street
Sacramento, CA 95814

Applicant: Cook and Company
625 Santa Ynez,
Sacramento, 95816

Engineer: Land Development Services
4240 Rocklin Rd. #10
Rocklin, 95677 Phone: 624-1629

Area: 38.08 acres

Location: South of Boardman Canal, south and west of the County Island.
APN-046-030-60

File #: SD-89-10, SPU-90-04

Zoning: Planned Development Residential: 2 dwelling units/acres

Proposal: An application for a Tentative Subdivision Map for a 76 lot subdivision.

Status: An application was approved by City Council March 13, 1990, and will expire March 13, 1992. An extension was granted to March 13, 1994 and the project was automatically extended to March 13, 1996. An extension has was granted to December 31, 1996, and the project was automatically extended to December 31, 1997.

104. SOUTH RIDGE ESTATES UNIT 2: (Holder-Cook Annexation)

Owner: Oran & Shirley Holder
6215 Stonehill Drive
Rocklin, CA 95677

Applicant: Cook Development Co.
9608 Kiefer Blvd. #1
Sacramento, CA 95827 Phone: 361-2499

Engineer William E. Mitchell
4240 Rocklin Rd., #10
Rocklin, CA 95677 Phone: 624-1629

Area: 4.003 acres

Location: The terminus of Stonehill Road in the County island, immediately north of the City limits and north of the Southridge Subdivision. APN-046-300-16

File #: AN-90-03, PZ-90-04

General Plan: Low Density Residential

Zoning: Planned Development 2 dwelling units per acre.

Proposal: 8 single family lots to be incorporated as Phase IV of South Ridge Estates.

Status: The Rezoning was approved by City Council in September 1990. The annexation request was approved by LAFCO and the annexation ordered by City Council January 8, 1991. No subdivision map has been submitted.

105. SIERRA VIEW:

Owner: Sierra View Communities, c/o Ron McKim
PO Box 548
Rocklin, CA 95677 Phone: 624-9202

Engineer: Land Development Services

4240 Rocklin Road #10
Rocklin, CA 95677 Phone: 624-1629

Proposal: 79 Single Family Lots, 40 acres
File #: SD-89-11
Location: West of Sierra College Blvd., south of the Boardman Canal:
APN- Book. 046 Pgs. 34 & 35
Status: This project was approved by City Council March 13, 1990. The project is under construction, with 12 homes completed, building permits issued for 21 more, and 47 remaining vacant lots.

106. VISTA OAKS:

Owner: Ronald and Marion Guntert, Ripon, CA
Engineer: Terrance Lowell and Associates
4230 Rocklin Road, #1A
Rocklin, CA 95677: Phone: 624-0685

Location: South of the terminus of China Garden Road
APN-046-010-07, 046-020-03, 046-020-70
File #: GPA-91-01, SD-90-11, SPU-90-32
Proposed
Zoning: PD-1.5, OA
Area: 112 acres (18 acres within the City of Roseville).
Proposal: 151 single family lots, 39 of which are in the City of Roseville.
Status: The project was recommended for approval by the Planning Commission, February, 1991. The project was delayed by the Southeast Rocklin litigation. No new application was submitted.

107. THE HIGHLANDS

Owner: H.C. Elliott, Inc.
160 Blue Ravine Road, Ste. A
Folsom, CA 95630: Phone: (916) 985-5959

Engineer: The Spink Corporation
2590 Venture Oaks Way
Sacramento, CA 95833 Phone (916) 925-5550

Location: East of Interstate 80, west of Sierra College Blvd., north of the Roseville city limits.
APN-046-010-06; 046-020-18, 21, 25.
Area: 216.2 acres residential 5.3 acrespark
File #'s: GPA-92-01, PDG-92-01, SD-92-01, SPU-92-01, EIR-92-01.
Proposed
Zoning: PD-R1-10 (2 dwelling units per acre)
Proposal: 299 single family lots: a 5.3 acre park. 86 lots will be production lots and the remaining lots will be custom lots.
Status: The initial application was received Jan. 24, 1992. An EIR was prepared and the project and entitlements were recommended for approval by the Planning Commission on August 1, 1995 and was heard by the City Council on September 26 and October 10, 1995, with final action taken on November 14, 1995. The map will expire November 14, 1998.

108. REEDY SUBDIVISION

Owner: Jerry Reedy
3600 American River drive, #220
Sacramento, CA 95825 Phone: 486-2643

Applicant: Robert E. Hayes
2200-A Douglas Blvd., #250
Roseville, CA 95661 Phone: 782-5656

Engineer: Carl Rodolf & Associates
5345 Madison Ave., #200
Sacramento, CA 95841 Phone: 344-2313

Location: West of the Loomis town line, north of Placer County, east of Sierra College Blvd. APN-045-160-014, 048, 049

Acreage: 40.05 acres

File No. SD-92-03, SPU-92-08

General Plan: R-C, MDR, RC

Zoning: PD-Commercial, PD-Recreation-Conservation, PD-6 (6 dwelling units per acre), PD-4 (4 dwelling units per acre).

Proposal: A Tentative Subdivision Map for the development of 93 single family residential lots on 26.18 acres, plus Lot "A" (4.4 acres future retail commercial) and Lot "B": (9.47 acres future multi-family residential with open space).

Status: The City Council approved the project November 28, 1995. The Tentative Map will expire 11/28/98
The applicant applied for a tentative parcel map to sell off lots, which was approved by the Planning Commission, and appealed to the City Council. The appeal was denied.

109. CROFTWOOD, Unit #1:

Owners: Allegheny Properties, Inc.: Michael Brumbaugh
2150 River Plaza Drive, Suite 145
Sacramento, CA 95833 Phone: (916) 648-7700

Applicant: Morton & Pitalo, Inc.: Ken James
1788 Tribute Road, Ste 200
Sacramento, CA 95815 Phone: 927-2400

Developer: The Chas Group, Inc.
2260 Douglas Blvd., Ste. 110
Roseville, CA 95661 Phone: 773-4949

Location: West of Barton Road, east of Secret Ravine Creek, south of the Secret Ravine subdivision. APN-045-053-29, 37, 13

File #: AN-89-01, GPA-91-03, PZ/Z-91-02, PDG-91-02, SD-88-05, SPU-91-04

Area: 83.3 acres, including 28.3 acres which were annexed to the City.

Zoning: Planned Development Residential: 2 dwelling units per acre.

Proposal: 156 single family lots
6.3 acres: Park site
4.8 acres: Open Space
11.7 acres: Wetland Preserve
2.1 acres: Barton Road buffer

Status: The original entitlements were approved by City Council 7-23-91. The project was automatically extended to April 3, 1997. The applicant applied for a modification December 10, 1996. In addition the applicant applied for an extension to April 3, 1998.

110. CROFTWOOD, Unit #2:

Developer: The Chas Group, Inc.
2260 Douglas Blvd., Ste 110
Roseville, CA 95661: Phone: 773-4949

COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

1. STANFORD RANCH VILLAGE RETAIL CENTER

Owner: K.C.S./Bel-Air Associates
7919 Folsom Blvd. #150
Sacramento, CA 95826 Phone: 381-1225
Area: 11.61 acres
Zoning: Retail Commercial
Location: Stanford Ranch area A-1, Parcel C, Northwesterly of the intersection of Stanford Ranch Road and Sunset Blvd., Rocklin. APN-016-450-03
File #: SPU-90-01, SPU-90-34 (BP Oil)
Proposal: An application for a Tentative Parcel Map to create 7 commercial parcels, and a Specific Plan Use Permit to construct 104,455 sq. ft. of building area.
Status: The buildings are completed and businesses have opened.

2. ROCKLIN HIGH SCHOOL

Applicant: Rocklin Unified School District
5035 Meyers St.
Rocklin, CA 95677 Phone: 624-2428
Area: 45.3 acres
Zoning: The property is designated as a high school site with an underlying residential zoning.
Location: East of Stanford Ranch Road, approximately 1,200 feet east of the intersection of Stanford Ranch Road and Park Drive. Stanford Ranch Phase 3, Lot 30. APN-017-190-38
File #: SPU-91-07
Proposal: Rocklin High School
Status: The use permit was approved July 16, 1991. The high school opened to the freshman class the fall of 1993. The stadium and swimming pool are completed. An application for a cellular tower by the stadium was approved by the Planning Commission in the spring, 1995. The school will be a full four year high school in the fall of 1996.

3. ORACLE CORPORATION

Applicant: Oracle Corporation: Cliff Berry
500 Oracle Parkway
Redwood Shores, CA 94065 Phone: (415) 506-4822

Ehrlich Rominger: Jim Franz, Bob Brancamonte: (916) 920-8209
2277 Fair Oaks Blvd., Suite 305
Sacramento, CA 95825

Ken Morrison, the Rockridge Group Phone: (415)394-5436
Two Embarcadero Center, Ste. 480
San Francisco, CA 94111

Engineer: Spannagel and Associates: David Spannagel
3845 Atherton Rd., Ste. 7
Rocklin, CA 95765 Phone: 624-1618

Contractor: DPR Construction:
1451 River Park Drive
Sacramento, CA (916) 568-3442

Area: 35 acres
Zoning: PD-LI/BP/Comm.

Location: Lots 58, 59 and 60 of Stanford Ranch, generally located north and west of the intersection of Sunset Boulevard and West Stanford Ranch Road. APN-017-080-075, 017-270-006,009
File #: SPU-96-12
Proposal: Construction of approximately 460,000 square feet of building area on a 35 acre site for the development of a software company.
Status: The specific plan use permit and general development plan for this project were approved by the City Council on December 19, 1996, and will expire on December 18, 1998.

4. THE CROSSROADS AT STANFORD RANCH (Lucky's)

Owner: Northern California Development Co.
1425 River Park Drive, #240
Sacramento, CA 95815

Engineer: Morton and Pitalo, Inc.
1430 Alhambra Blvd.
Sacramento, CA 95816 Phone: 927-2400

Architect: SGPA Architecture and Planning
San Diego/San Francisco
2603 Main St., #810
Irvine, CA 92714 Phone: 714-251-0131

Area: 14.421 acres

Location: Southeast of the intersection of Stanford Ranch Road and Sunset Blvd.
APN-017-400-001 thru 010

File #: SPU-89-15

Zoning: Retail Commercial

Proposal: An application was received October 11, 1989 for a 149,000 sq. ft. shopping center consisting of 7 buildings including a major market (Lucky's) and major drug (Payless) and 5 additional building pads.

Status: A General Development Plan, Tentative Parcel Map and Specific Plan Use Permit were approved January 23, 1990. The parcel map recorded March 20, 1990. The use permit was extended twice for two years and expired January 24, 1996.

5. R. C. COLLET AGGREGATE MINE

Owner: R. C. Collet, Inc.
P. O. Box 1965
Woodland, CA 95895 Phone: 916-446-3152

Applicant: Meridian Group: Larry Lucero
9580 Oak Avenue Parkway, Ste. 7-201
Folsom, CA 95630 Phone: 987-1692

Area: 264.3 gross acres

Zoning: Planning Reserve recently rezoned to PD-Residential

Location: Northwest of the Sunset Blvd., Stanford Ranch Road intersection.
APN-017-120-78, 79 and 80

File #: U-91-12

Proposal: A development agreement for an aggregate extraction operation and asphalt concrete batch plant.

Status: The county granted a 5 year conditional use permit for the operation which will expire on December 31, 1995, for the extraction process. Stockpiled materials may be sold until December 31, 1996. An application to extend the asphalt plant operation until

December 31, 1996 was approved by the Planning Commission and City Council. This includes permission to leave the physical plan at the location for six months following that, or until June, 1997, at which time the plant must be removed. The reclamation plan is being implemented.

6. WILLOW ROCK COMMERCIAL CENTER (FOOD SOURCE)

Applicant / Developer: Connolly Development Co.
1771 Stockton Blvd.
Sacramento, CA 95816 Phone: 454-1416

Voit Companies
3841 N. Freeway Blvd., #160
Sacramento, CA 95834 Phone: 641-8112

Engineer: Land Development Services, Inc.
4240 Rocklin Road, Ste. 10
Rocklin, CA 95677 Phone: 624-1629

Location: South of Fairway, north of the extension of Harding Blvd. and
west of Lincoln Avenue. APN-016-460-10

File #: SPU-88-14

Area: 12.01 acres

Zoning: Planned Development-Commercial

Proposal: A 107,155 sf. shopping center, including a Food Source store.

Status: The project was approved by City Council on January 10, 1989 and was extended to January 10, 1995. The Food Source store, Jack-in-the Box, Payless Shoes and several of the shops are open for business. An application for a Design Review for the proposed Chevron Station was approved by the Planning Commission on November 19, 1996 and a building permit application for the station has been submitted..

7. FIVE STAR OFFICE PARK: (Cal Pierce Development)

Owner: Voit Companies
3841 N. Freeway Blvd., #160
Sacramento, CA 95834 Phone: 641-8112

Applicant: Pierce Development (Cal Pierce)
1355 East Cypress Street, Ste. F
Redding, CA 96002 Phone: 223-0653

Location: Northeast corner of South Whitney Blvd. and Five Star Blvd.
APN-016-460-009

File # I-94-06, DL-94-03

Zoning: Planned Development Commercial

Area: 1.1 acres

Proposal: A tentative parcel map to divide the property into two parcels of approximately .5 acres each, and a use permit to permit the construction of four 3,100 square foot buildings.

Status: The project was approved on October 18, 1995. The map has recorded, the buildings are constructed and occupied.

8. WALMART

Developer: The Kivelstadt Group
25 Kearny Street, 4th Floor

San Francisco, CA 94108

Phone: (415) 434-4030

Engineer: Land Development Services
4240 Rocklin Road, #10
Rocklin, CA 95677

Phone: 624-1629

Location: Northeast quadrant of Highway 65 and Stanford Ranch Road, bordered by Five Star Blvd. and Hanzlick Drive. APN-016-250-038, 039

File #: SPU-92-03

Area: 13.55 acres

Proposal: 124,000 sq. ft. building area with a proposed expansion of 153,022 sf.

Status: Walmart opened July, 1993. Applications for the remainder of the Walmart Center including pad buildings have not been made. A garden center for the Walmart store was approved in May, 1995.

9. WALMART PAD BUILDINGS (FIVE STAR RETAIL)

Developer: Mark III Development
5101 Florin Perkins Road
Sacramento, CA 95826 Phone 381-8080

Engineer: Land Development Services, Inc.
4240 Rocklin Road, #10
Rocklin, CA 95677 Phone: 624-1629

Location: Southeast corner of the intersection of Five Star Boulevard and Hanzlick Drive:
APN 016-350-051, 52, and 53.

File #: DR-96-06

Zoning: Planned Development Commercial

Area: 2.74 acres (undeveloped)

Proposal: A total of 2 commercial buildings: 12,200 square feet and 10,600 square feet respectively, with a third lot to be developed later.

Status: The design review was approved by the Planning Commission 10/15/96. Applications for building permits for both buildings were received December, 1996.

10. FIVE STAR STATION

Owner: Radiological Associates of Sacramento
1800 "I" Street
Sacramento, CA 95814 Phone: 444-0645

Engineer: Land Development Services, Inc.
4240 Rocklin Road, #10
Rocklin, CA 95677 Phone: 624-1629

Architect: Fleetwood, Joiner and Associates
15 Corporate Plaza, #130
Newport Beach, CA 92660 Phone: (714) 640-0606

Location: Northeast corner of Stanford Ranch Road and Highway 65.
APN-016-350-44

File #: SPU-91-08, DL-96-01, SPU-96-01

Proposal: A tentative parcel map to divide 3.9 acres into four parcels and a specific plan use permit to develop the parcels with retail commercial uses and structures .

Status: An application for a modification of a previous approval for an auto center changing the uses from automotive to retail commercial, and changing the number of parcels from five to four was received on December 28, 1995, and approved by the Planning

Commission on April 16, 1996. A building permit for one building has been issued. That building is completed and occupied.

11. FIVE STAR PLAZA Units 1 & 2

Developer: Mark III Development
5101 Florin Perkins Road
Sacramento, CA 95826 Phone 381-8080

Engineer: Land Development Services, Inc.
4240 Rocklin Road, #10
Rocklin, CA 95677 Phone: 624-1629

Location: East of Stanford Ranch Road, south and west of Five Star Boulevard
APN-016-350-460

File #: DL-95-03, SPU-95-10, SPU-95-

Zoning: Planned Development Commercial

Area: 7.3 acres (undeveloped)

Proposal: A total of 11 commercial lots, one of which is already developed as an Exxon Station (Five Star Plaza Unit #1)

Status: The Exxon Station is completed and in business. A Tentative Map application was approved by the Planning Commission November 29, 1995 and has recorded. A Specific Plan Use Permit for Carl's Jr. was approved December 19, 1995, and a design review for Denny's Restaurant was approved January 16, 1996.

An application for a "Lube and Tune" and Car Wash on Parcels 1 and 2 was approved by the Planning Commission on August 20, 1996. The entitlement will expire August 20, 1998. Building permit applications have been received.

12. FIVE STAR OFFICE PLAZA (Oates, Delyon)

Owner: Gene Delyon
4220 Granite Drive, Ste. 2C
Rocklin, CA 95677 624-0201
Marvin L. Oates
8615 Elder Creek
Sacramento, CA 95828

Engineer: Land Development Services, Inc.: Greg Schell
4240 Rocklin Road, #10
Rocklin, CA 95677 Phone: 624-1629

Developer: Mark III Development
5101 Florin Perkins Road
Sacramento, CA 95826 Phone 381-8080

Architect Jonathan W. Delling, AIA
11512 Mikado Court
Auburn, CA 95603 268-8110

Location: Southwest Corner: South Whitney Blvd. & Five Star Boulevard: APN-016-350-037

File #: DL-95-07, SPU-95-15

Zoning: Planned Development: Commercial

Area: 2.34 acres

Proposal: A tentative parcel map to divide the property into four parcels, and a specific plan use permit for the four buildings for retail and business professional uses.

Status: Application was received November 22, 1995, and was approved on January 16, 1996. This entitlement will expire January 16, 1999. The map has recorded. A design review to change the exterior materials of the buildings was approved on October 15, 1996. Building permits have been issued on two of the four buildings, and these buildings are nearing completion.

13. FIVE STAR PROFESSIONAL OFFICE / MEDICAL BUILDING

Owner: Hanzlick Family Partnership
4240 Rocklin Road, #6
Rocklin, CA 95677 Phone: 624-4504

Location: Southwest corner of Fairway Drive and Sunset Blvd. APN-016-020-38
File #: SPU-90-26
Zoning: Planned Development Commercial
Area: 3.33 acres
Proposal: Construction of a 30,000 sq. ft. medical center

Status: The application was received August 9, 1990. The project was approved by the Planning Commission October 16, 1990. Construction is completed and offices have opened.

14. FAIRWAY DOWNS:

Owner: Phase 2: Dominion Enterprise
4240 Rocklin Road, #6
Rocklin, CA 95677 Phone: 624-4504

Phase 1: Taru Mann
1581 Del Lago Drive
Yuba City, CA 95991 (916) 671-1795

Engineer: Land Development Services
4240 Rocklin Road, #10
Rocklin, CA 95677 Phone: 624-1629

Location: The southeast corner of Fairway Drive and Sunset Boulevard.

APN-016-020-028 and 045

File #: PDG-94-02, DL-94-05, SPU-94-14, U-94-07

Zoning: PD-C

Area: 5.196 acres

Proposal: A General Development Plan to eliminate potential incompatible uses. An application for a tentative parcel map and specific plan use permit to divide the property into six parcels, and to develop one of them with a 9,600 sf. commercial building, a portion of which is to be used as a specialty food store (Quik Mart). A second specific plan use permit for the remaining 5 parcels; a design review to change the colors on Phase 1.

Status: The General Development Plan was approved by the City Council in July, 1994. The tentative parcel map and specific plan use permit for Phase 1 were approved by the Planning Commission on January 3, 1995. The specific plan use permit for the remaining phases was approved November 7, 1995.

The building on Phase 1 including the Quik Mart is completed and the shop buildings leased. A design review altering colors was approved December 19, 1995. A use permit for adding outdoor seating and extending hours of operation for Rain Forest Tea and Coffee was approved by the Planning Commission in June, 1996.

15 COMMUNITY COVENANT CHURCH

Proponent: California Conference of the Evangelical Covenant Church
5140 Topaz, Rocklin, 95677 Phone: (916)624-1690
Rod Hamilton: Building Chairman

Location: 5140 Topaz Ave, Rocklin: APN-016-150-007
Zoning: R1-7.5, single family residential
File # U-96-10
Area: 4.047 acres
Building area Existing: 9,799 s.f. Proposed: 1,983 s.f.
Proposal: Addition of 210 seats to the existing 160 seats for a total of 370 seats; addition to the church of 1,983 square feet and installation of four modular buildings to be used as classrooms. Addition of 29 parking spaces to meet parking requirements for the church.
Status: The project was approved by the Planning Commission on February 4, 1997, and will expire in February, 1999.

16. SUNSET PLAZA

Owner: Tony Saca/Ahmad Rashid
3345 Arden Way ,
Sacramento, CA 95825

Developer: AMR Developers & Engineers
3345 Arden Way
Sacramento, CA 95825 Phone: 489-7011

Architect: TDK Architects
1545 River Park Drive #205
Sacramento, CA 95815 Phone: 922-7000

Location: Southeast of the intersection of Sunset Blvd. and Pacific Ave.
APN-010-26
File #: U-91-04
Area: 4 acres
Zoning: C-2
Proposal: To renovate the existing 37,415 sq. ft. of building area and to add 30,013 sq. ft. of building.
Status: This project was approved by the Planning Commission June 4, 1991.
Building is completed and leased.

17. KMART SHOPPING CENTER / ALBERTSON'S

Owner: Kmart Corporation: Attn: V.E. Love
700 S. Orange Ave.
West Covina, CA 91790 Phone: (818)-856-8311

Kmart Development: Attn: James M. Pappas
3100 W. Big Beaver Road
Troy, MI 48084 Phone: (313) 643-1136

Applicant: Albertsons, Inc.: Attn: Michael Emmert, Timothy Sheil
4811 Chippendale Drive, #802
Sacramento, CA 95841 Phone: 349-3490

Commercial Management & Development: John Austin,
4811 Chippendale Drive, #307
Sacramento, CA 95841 Phone: 344-6400

Location: East of Pacific St., south of Sunset Blvd. APN-010-190-95

File #: U-90-07, U-94-01, TRE-94-07
Zoning: C-2
Area: 21.2 acres; total property: 8.6 acres: Phase II
Proposal: Phase I: an 86,000 sf. Kmart store with additional pad buildings
Phase II: 50,321 sf. Albertson's store; 19,600 sf. junior anchor, and
11,200 sf. retail shops on 8.6 acres..

Status: The use permit and Tentative Parcel Map for the Kmart store was approved November 17, 1988, and the map recorded in 1993. A use permit to construct the second phase, adding a 50,321 square foot Albertson's Food Market, a 19,600 sf. junior co-anchor, as well as a 19,000 square foot retail shop building was approved by the City Council on June 28, 1994. The Albertson's portion of Phase II is completed and Albertson's opened for business January, 1996. The shops building has not yet been constructed.

18. PACIFIC STREET REZONE (Between Midas Ave. and Yankee Hill Road)

Owners: Southern Pacific Transportation Company, Attn: Mark Bonfigli
Southern Pacific Building, Ste. 912
One Market Plaza
San Francisco, CA 94105

Ralph Trimm
4490 Pacific Street
Rocklin, CA 95677

Applicant: City of Rocklin,

Location: Easterly side of Pacific Street, north of Midas Avenue and south of Yankee Hill Road:
APNs 101-0`0-006m 007; a portion of 010-040-025, 101-080-001, and 010-010-005.

File #s: GPA-93-02, Z-93-01, PDG-94-03

Area: approximately 30 acres

Proposed Zoning: 2 to 5 acres on the northeast corner of Midas Avenue and Pacific Street: -
Planned Development: Commercial (PD-C)
25-28 acres between Midas and Yankee Hill east of Pacific Street: Planned
Development: Light Industrial (PD-LI).

Proposal: A General Plan Amendment, Rezoning and General Development Plan to change the 2 to 5 acres on the northeast corner of Midas Avenue and Pacific Street to Planned Development, Commercial and to approve development standards and uses for that property, and to change the remainder of the 30 acres (approximately 25-28 acres) to Planned Development, Light Industrial, and establish development standards for that property.

Status: The project was recommended for approval by the Planning Commission on July 19, 1994, and was approved by the City Council on September 13, 1994.

19. TRIMM/ROSSI INDUSTRIAL PARK

Owner: Ralph Trimm
4490 Pacific Street, Rocklin, 95677 (916) 624-1682

Applicant: David Rossi
P.O. Box 925, Rocklin, 95677 (916) 632-0152

Location: 4700 Yankee Hill Road, west of Yankee Hill Road, south of the Central Pacific
Railroad Tracks: APN 010-010-005

File # DL-96-003

Area: 10 ACRES

Zoning: PD-Light Industrial

Proposal: Four parcels consisting of 274,100 sf, 26,200 sf, 24,000 sf and 111,300 sf respectively,
for the development of an industrial park on the three smaller parcels.

Status: The tentative parcel map was approved by the Planning Commission on October 15, 1996, and will expire October 15, 1998.

20. YANKEE HILL INDUSTRIAL PARK

Owner: David Rossi

Yankee Hill Industrial Park
4350 Yankee Hill Road, Rocklin

Applicant: Land Development Services
4240 Rocklin Rd., #10
Rocklin, CA 95677 Phone: 624-1629

Zoning: PD - Light Industrial

Location: East of Yankee Hill Road, south of Antelope Creek. APN-045-020-01

File #: SPU-90-37

Area: 3.653 acres

Proposal: Industrial complex with 46,000 sq. ft. of building area, to be designed as a condominium complex.

Status: This project was approved by City Council February 2, 1988, and extended to February 9, 1991. A request for a modification and extension was approved by the Planning Commission on April 2, 1991. The buildings are completed and businesses have opened.

21. PACIFIC ST. INDUSTRIAL PARK (Main Industrial Park) (Anthony Court)

Owner: Main Industrial Park
250 Harris Ave., #1
Sacramento, CA 95838 Phone: 920-3666

Applicant: The Hofmann Co.
4219 So. Market Ct., Ste. A
Sacramento, CA 95834 Phone: 920-3666

Location: Anthony Ct. and Pacific St. APN-045-010-059-64

Zoning: M-2

Area: Approximately 20 acres

File #: DL-84-04, U-93-03

Use: An industrial park consisting of 6 lots.

Status: There is one remaining vacant parcel.

22. WYATT INDUSTRIAL PARK

Owner: Mr. & Mrs. James Wyatt
4231 Pacific St., #4
Rocklin, CA 95677

Applicant: Burrell Engineering
6939 Sunrise Blvd., #121
Citrus Heights, CA 95610 Phone: 969-1900

Location: 4205 Delmar Avenue, Rocklin, CA 95677, APN-045-320-1 thru 6

File #: DL-88-05

Area: 4.18 acres

Zoning: Light Industrial Planned Development

Proposal: A 6 lot industrial park

Status: The tentative map was approved May 17, 1988. The final map has recorded, and site improvements are completed.

23. ROCKLIN RANCH INDUSTRIAL PARK

Developer: Hofmann Construction Co.
3600 Power Inn Road
Sacramento, CA 95826 Phone: 451-2929

Proposal: Light Industrial Subdivision consisting of 16 lots
Location: E. of Del Mar, approx. 900' no. of Taylor Road APN-045-350-001-019
File #: SD-88-06, DR-89-10, DR-89-11, DR-90-10, DR-90-09
Area: 16.5 acres
Zoning: PD-Light Industrial
Status: The tentative subdivision map and specific plan use permit were approved by the City Council September 27, 1988. The Final Map has recorded, and the industrial park is in process of development. Several buildings have been completed. An application for a Design Review for a building to be constructed for Delta Horseshoe is scheduled for the Planning Commission in May.

24. DELMAR WOODS INDUSTRIAL PARK

Owner: Norman and Antoinette Alvis
3630 Auburn Blvd.
Sacramento, CA 95821 Phone: 482-8623
Engineer: Frost, McCormick & Houston
7806 Uplands Way
Citrus Heights, CA 95618 Phone: 967-9999
Location: E. of Delmar, approx. 1200 ft. no. of the tracks; APN-045-390-001-015
File #: SD-89-12
Zoning: PD (Planned Development-Light Industrial)
Acreage: 31.32 gross acres
Proposal: 24 one-acre minimum light industrial lots; 2 two-acre minimum LI lots
Status: A tentative map was approved by City Council March 27, 1990. The final map has recorded. The City Corporation yard is located in the industrial park. There are remaining vacant parcels.

25. PIONEER PARK

Owner: PC/M Group, Inc. Kenneth McKinney, Jeff Doyle
819 Striker Ave., #16
Sacramento, CA 95834 Phone: 646-0600
Location: 4122 Delmar Ave., north of Pacific Street, West of Delmar, Rocklin
APN--45-010-043, 044
File # SPU-94-03
Zoning: PD-Light Industrial
Acreage: 5.09 acres
Proposal: 9,040 sf. office complex, 7,200 sf. warehouse, 1,800 sf. training center.
Status: Project approved by the Planning Commission March 15, 1994 and expired March 15, 1996.

26. FIRST CHOICE INN

Owner: George Fuller, First Choice Inn
4420 Rocklin Road, Rocklin: Phone: 624-4500
Developer: First Choice Inn
151 Ester Way
Seattle, WA 8104
Area: 2.5 acres
Zoning: C-2
Location: 4420 Rocklin Road APN-045-110-38
File #: U-87-12, U-89-11, U-92-05
Proposal: A 125 unit motel, 35 feet high.
Status: The project was approved by the Planning Commission on November 17, 1987. The motel opened in the fall of 1988. An application to expand the motel to 125 units was received in June, 1989, and was approved July 18, 1989. An extension was granted to

July 1993. A modification of the expansion was approved November, 10, 1992. Construction on the addition has been completed, and the entire motel is occupied..

27. ROCKLIN SQUARE SHOPPING CENTER

Developer: Sutter Hill, Ltd.
P. O. Box 11787
Palo Alto, CA 94036

Owner: Safeway, Inc.
47400 Kato Road
Fremont, CA 94538

Proposal: 145,000 sq. ft. floor space shopping center

Location: Granite Drive, north of Rocklin Road: APN-045-102-1 thru 20

File #: U-78-04, DR-88-04, DR-90-02

Area: 14.5 acres

Zoning: C-2

Status: There is one remaining vacant pad, which is designed to accommodate a 4,000 sq. ft. building. A design review was approved for remodeling the Safeway Store, and the project is completed.

28. HOLIDAY INN EXPRESS

Owner: Chao Wu / Solomon Tsai
1221 Chess Drive
Foster City, 94404

(415) 570-5700

Applicant: Jim Hansen, Hospitality Group Office
The Broadley Building, 4088 Bridge St., Ste. 8
Fair Oaks, CA 95628 (916) 965-1690

Location: West side of Granite Drive, approximately 400 feet north of the intersection of Granite Drive and Rocklin Road: APN- 045-101-059

File #: U-96-009

Area: 1.48 acres

Proposal 69 unit, two-story 28,384 square foot motel

Zoning: C-2

Status: An application was received August 8, 1996, and was approved by the Planning Commission on October 15, 1996. It will expire 10/15/98.

29. SIERRA MEADOWS PLAZA

Developer: Phoenix-Pacific
3463 Ramona Ave., #16
Sacramento, CA 95826 Phone: 723-8800

Location: West of the intersection of Granite Drive and Sierra Meadows Blvd.
APN-045-101-61

File #: U-88-03, U-89-12, U-91-09, U-91-16

Area: 6.9 acres

Zoning: C-2 Commercial

Proposal Commercial cluster consisting of 4 buildings with a total square footage of 33,880 sq. ft. and a height exceeding 30 ft on a 4.2 acre parcel and creating 2.12 and .6 acre parcels.

Status: The buildings are completed and leased. A special event use permit was issued allowing Classic Car events Thursday evenings in the summer. A modification of the use permit allowed outdoor dining at the Hacienda Restaurant and the Ivory Coast Coffee House has been approved. A design review allowed the Hacienda outdoor dining area to be covered. A tentative parcel map was approved April, 1995, dividing the 2.1 acre parcel containing a 18,200 sf. building into two parcels consisting of 75,000 sf. and 20,000 sf. respectively. The map will expire in April, 1998.

30. DAYS INN/ROCKLIN PLAZA

Owner: B. G. Amin
3748 Mt. Diablo Blvd.
Lafayette, CA 94549

Architect: Iyer & Associates
140 Geary St., #1004
San Francisco, CA 94108 Phone: 415-362-9809

Location: West of Outrigger Restaurant, east of Granite Drive, south of Showplace East. APN- 045-080-29

File #: SPU-90-23

Area: 2.39 acres

Zoning: Planned Development-Commercial

Proposal: A 28,765 sq. ft. complex including a 20,000 sq. ft., 65 room, two story motel and a 6,033 sq. ft retail center.

Status: This item was approved by the Planning Commission October 2, 1990. Days Inn opened January, 1992. Rocklin Plaza is completed and leased.

31. SHOWPLACE EAST (ROCKLIN MARKETPLACE)

Owner: Adele Barsotti, Cathleen Shera
725 Auburn Blvd.
Citrus Heights, CA 95610
Engineer: Land Development Services, Inc.
Zoning: Planned Development-Commercial
Area: 3 acres
Location: East of Granite Drive, approximately 234 ft. north of the intersection of
Manzanita and Granite Drive, opposite St. Peter and St. Paul Church. APN-045-080
31, 32, 33
File #: SPU-88-13, DR-90-06
Proposal : A Tentative Parcel Map to create 3 parcels and to develop a commercial cluster
consisting of 41,000 sq. ft. of building area.
Status: The Final Parcel Map has been recorded. The buildings have been constructed and
leased. The center as developed as a home decorating center.

32. ROCKLIN COMMERCE CENTER

Owner: Kimmel Developers
1815 Stockton Blvd.
Sacramento, CA 95618 Phone: 452-5000
Applicant: Burrell Engineering
6939 Sunrise Blvd., #121
Citrus Heights, CA 95610 Phone: 969-1900
Location: Between Granite Drive and I-80 approximately 530 ft. north of the intersection of
Manzanita and Granite Drive. APN-045-080, 23, 24
File #: SPU-88-06, DR-89-03
Area: 3.5 acres
Zoning: Planned Development - Commercial
Proposal: Four buildings consisting of a total 44,280 sq. ft.
Status: This project was approved by the Planning Commission July 5, 1988. The buildings
are completed and leased. An emergency veterinary clinic was approved April 3, 1993.

33. CAPITOL NURSERY

Owner: Capital Nursery Co.
4700 Freeport Blvd.
Sacramento, CA 95822
Engineer: Terrance Lowell & Associates
4230 Rocklin Rd., #1A
Rocklin, CA 95677 Phone: 624-0685
Location: Northwesterly of Granite Drive and northerly of St. Peter and St. Paul's Church: APN-
045-080-34
Area: 4.8 acres
Zoning: PD-Commercial
Proposal: Plant Nursery with an 8,623 sq. ft. building and 90,000 sq. ft. outdoor sales area.
Status: The project was approved February 4, 1992 and was extended to February, 1998. This
was the second extension. The use permit has expired.

34. GRANITE DRIVE GOLF CENTER

Owner: BNB Investors, John Nicholson
713 Altos Oaks
Los Altos, CA 94024 Phone: (415) 948-4730
Engineer: Land Development Services: William E. Mitchell
4240 Rocklin Road, #6
Rocklin, CA 95677 Phone: 624-1629

Location: Granite Drive and Dominguez Road: APN- 045-020-020, 041,048
Area: 15 acres
Zoning: Planned Development - Commercial and Light Industrial;
Proposal: A special use permit to develop a golf driving range, including an 1,100 sf. building for service and maintenance, 28 to 36 tee stations and putting facilities.
Status: The center was approved by the City Council October 12, 1994. The center opened for business July 4, 1995. The use permit extends for seven years from the date of the final C of O, or until August, 2002.

35. ROCKLIN FOREIGN AUTO

Owner: Albert J. Lares
10491 Little Hollow Lane
Grass Valley, CA 95949 (916) 272-7746
Developer: Mr. Wayne Pocock, Rocklin Foreign Car
4400 Granite Drive
Rocklin, CA 95677 (916) 624-1841
Location: Granite Drive and Dominguez Road: APN- 045-020-063.
Area: .79 acres
Zoning: Planned Development - Commercial and Light Industrial;
File #: SPU-95-12
Proposal: An application for a specific plan use permit to develop a square foot parcel with a 6,620 square foot building, for automotive repair and auto related retail sales.
Status: This item was approved by the Planning Commission December 19, 1995. A certificate of occupancy has been issued and the business is operating.

36. CAMPING WORLD

Owner: William & Theresa Geary
P. O. Box 429
Santa Rosa, CA 95402
Camping World, Inc.
P. O. Box 90018
Bowling Green, KY 42102
Location: East of Granite Drive approximately 133 ft. north of Saints Peter & Paul Church. APN 450-080-20.
File #: SPU-90-22
Area: 4.7 acres
Zoning: Planned Development Commercial
Proposal: Development of a 30,000 sq. ft. retail facility specializing in camping supplies.
Status: This item was approved by the Planning Commission September 4, 1990. The building is completed and the business in operation. A special event permit was obtained to allow periodic displays of recreational vehicles on an on-going basis three or four times a year.

37. ROCKLIN EMPORIUM

Owner: Jessie & Rose Karadsleh
1104 Sand Bar
Sacramento, CA
Location: East of Granite Drive approximately 236 ft. southwesterly of the intersection of Granite Drive and Dominguez Road. APN-045-020-58
File #: SPU-90-18
Area: 2.57 acres
Zoning: Planned Development-Commercial
Proposal: A 29,000 sq. ft. shopping complex including a Filco Appliance Emporium
Status: The Specific Plan Use Permit was approved July 17, 1990. An application for a modification was submitted February 25, 1991 and was approved on April 2, 1991. The building is completed and leased.

38. ROCKLIN TOWN CENTER

Developer: Gateway Development
1851 Heritage Lane #138
Sacramento, CA 95815 Phone: 925-3592

Area: 27 acres
Zoning: PD-Commercial
File #: SPU-89-05: TRE-93-04
Location: West of Sierra College, east of Granite, west of Sierra College/I-80 off-ramp. APN-045-041-10 AND 12
Proposal: Phase I: 130,000 sq. ft. building on 12.4 acres.
Phase II: 140,050 sq. ft. building on 14.5 acres.
Status: This item was originally approved by the City Council August, 1989. The project was extended to October 15, 1995. The Tree Preservation Plan Permit was approved by the City Council in February, 1993. The project has expired.

39. GRANITE SQUARE

Owner: Koufasimas & Koufasimis Properties
2277 Fair Oaks Blvd.
Sacramento, CA 95825

Engineer: Omni-Means, Ltd.
2240 Douglas Blvd.
Roseville, CA 95661 Phone: 782-8600

Location: At the northwest corner of the intersection of Granite Drive and Sierra College Blvd.
APN-045-041-17, 18, 19, 20
File #: U-89-05, DL-89-02
Area: 9.14 acres
Zoning: PD-Commercial
Proposal: A shopping center containing approximately 102,300 sf. building area
Status: The project was recommended for approval by the Planning Commission May 2, 1989 and approved by the City Council on June 27, 1989. The project expired September 17, 1995.

40. UNOCAL: Granite Drive:

Owner: Unocal Corporation
Applicant: Majors Engineering
2535 Capitol Oaks Dr., #140
Sacramento, CA 95833 Phone: 641-7570
Location: SW Corner, Sierra College Blvd. and Granite Drive. APN-045-041-017
File #: SPU-93-10, TRE-93-01
Area: 1.37 acres
Zoning: PD-Commercial
Proposal: A 3,600 sf. convenience store and a 736 sf. car wash.
Status: The application was withdrawn.

**41. ROCKLIN PARK HOTEL / SUSANNE'S RESTAURANT AND BAKERY
(Stutz Guesthouse, Restaurant and Bakery)**

Owner: Hanspeter & Suzanne Stutz
Applicant: Downey, Brand, Seymour and Rohyer, Attn: Ron Lipp
555 Capitol Mall, Tenth Floor
Sacramento, 95814 Phone: 441-0131

Architect: Vitiello & Associates, Inc.
1931 "H" Street
Sacramento, 95814 Phone: 446-0206

Location: East of China Garden Road, north of Secret Ravine Road. APN-045-110-049
Zoning: PD-Commercial
File #: SPU-94-01, DL-94-01, TRE-94-06
Area: 10.15 acres
Proposal: An application for a parcel map to divide 10.15 acres into two parcels consisting of 7.36 acres and 2.6 acres, and a use permit to construct 21,000 sf. of building area consisting of a restaurant/bakery and 34 guest rooms.
Status: The project was approved by the Planning Commission March 15, 1994, and will expire March 15, 1996, unless extended. A modification and extension was granted on November 29, 1995. The modification combined phases 1 and 2 for a total of 34 guest rooms. The construction is completed and the restaurant and hotel opened in December, 1996.

42. OFF CAMPUS BOOKS/WALKER TEXACO

Owners Rockmoor Investments Partnership:
REA, Inc. General Partner
REA Hook, President: Phone: (406) 642-3646
Dan Welch, Off Campus Books,
P.O. Box 198, West Sacramento, 95691: (916) 372-9661

James Walker,
8881 Marketta Court, El Grove, 95624 (916) 686-1075

Engineer: Land Development Services: William E. Mitchell
4240 Rocklin Road, #6
Rocklin, CA 95677 (916) 624-1629

Modification Engineer: JS Engineering Consultants, Inc.
1808 "J" Street,
Sacramento, 95814 (916) 441-6708

Developer: Lex Coffroth & Associates, Architects & Planners: Steve Collum
2115 "J" Street,

Location: Sacramento, 95816 (916) 443-2560
 Southwest corner of Rocklin Road and El Don Drive. APN-045-130-067
 Zoning: PD-Commercial
 File #: SPU-95-11, DL-96-05, SPU-96-08
 Area: 3.087 acres

 Proposal: The original application was for a tentative parcel map to divide 3.087 acres into two parcels consisting of 2.527 acres and .56 acres, respectively, and a specific plan use permit to construct a 29,358 s.f. building on parcel 1 and a 4,800 square foot building on parcel 2. The applicant is proposing a book store in the larger building and perhaps a day care center in the smaller building.
 Status: The original project consisting of two parcels, with the books store and day care, was approved by the Planning Commission on December 5, 1995, and will expire December 5, 1998 unless extended.

In August, 1996, a modification was requested, dividing the subject property into three (3) parcels consisting of 1.28 acres, .9 acres, and 1 acre respectively, and requesting a combined service station, convenience store, fast food restaurant and car wash was received 8/13/96. Both the tentative parcel map and the specific plan use permit were denied by the Planning Commission in February, 1997. An appeal of this denial is scheduled for the City Council May 20, 1997.

43. ROCKLIN EXECUTIVE PARK

Owner: Robert & Betty Holihan
 4990 Rocklin Road,
 Rocklin, 95677

 Applicant: BKF Properties
 9740 Oak Leaf Way,
 Roseville, CA 95678

 Engineer: Morton & Pitalo, Inc.
 1430 Alhambra Blvd., Sacramento, CA 95816 Phone: 927-2400

 Location: 4990 Rocklin Road, south of Rocklin Road, opposite Sierra Community College, approximately 600 ft west of Schatz Lane in Rocklin.
 APN-045-130-10 AND 64
 File #: SPU-90-16
 Area: 2.10 acres
 Proposal: A two building commercial complex consisting of 25,051 sq. ft.
 Status: This project was approved by the City Council September 11, 1990, and was extended to September 11, 1997.

44. CAMPUS PLAZA

Owner: Chris Brocchini
 PO Box 163411, Sacramento, CA 95816 (916) 457-2036

 Location: Southwest corner of Rocklin Road and Sierra College Blvd.: APN-045-160-076, 081, 082.
 File #: SPU-86-10: SPU-94-13
 Area: 3.53 acres.
 Proposal: 36,294 square feet of building area contained in one main building and two pads. Project contains a Dairy Queen, retail food market, and various other retail uses included two other restaurants and a health club.
 Status: The project is completed.

45. **McCHEVRON OF ROCKLIN**

Owner: The Upton Company: Attn: Eric Upton
6728 Fair Oaks Blvd., #404
Carmichael, CA 95608

Applicant: McDonald's Corporation: Mike Maynard
1750 Howe Avenue, Suite 550
Sacramento, CA 95825 Phone: 649-9797

Steven R. Ourada, Ourada Land Surveying
5805 Fleet Court
Rocklin, CA 95765 Phone 624-1221

Location Northeast of the intersection of Sierra College Boulevard and Granite Drive in Rocklin:
APN 045-042-043

File # U-96-02, U-96-03

Area: 1.58 acres

Proposal: A request for a conditional use permit to construct a 5,359 sq. ft. building in which a combination gasoline station/convenience store and restaurant shall operate. A concurrent request to erect an 80 foot, 400 square foot sign on the property.

Status: The use permit for the combination restaurant/convenience store/gasoline station was approved by the Planning Commission on May 21, 1996. This use permit will expire on May 21, 1998. The concurrent application for the sign was approved by City Council for a 85 foot, 500 square foot sign. A minor modification of the use permit for the McChevron facility was approved by the Planning Commission October 1, 1996. The businesses are in operation.

ANNEXATIONS

A. CLOVER VALLEY LAKES

Applicants: Dominion Enterprises
4240 Rocklin Road #6
Rocklin, CA 95677 Phone: 624-4504

Bud Taglio
P. O. Box 540
Loomis, CA 95650

Land Development Services
4240 Rocklin Rd., #10
Rocklin, CA 95677 Phone: 624-1629

EIR Consultant: Planning Concepts
309 Commercial Street
Nevada City, CA 95959

General Plan Residential Open Space
Prezoning: Planned Development - Residential - Low Density
Total Area: 643 acres
Location: North of the City beyond Clover Valley Woods, east of Sierra College Blvd.
Status: This annexation includes 20 acres owned by Mr. and Mrs. Taglio and 95 acres formerly owned by Coker Ewing and recently purchased by the applicant. These parcels were included in the annexation request at the suggestion of LAFCO. The application was resubmitted November 18, 1991. A resolution of intent to annex was approved February 11, 1992. The final EIR and entitlements are scheduled for City Council in January, 1997.

B. SUNSET WEST

Applicant: Omni-Means, Ltd.
3001 Douglas Blvd., #300
Roseville, CA 95661 Phone: 782-8688

EIR Consultant: R.C. Fuller & Associates
5908 Fair Oaks Blvd.
Carmichael, CA 95608 Phone: 485-6363

		Acreage	Percentage
Owners: 1.	Terra Quest (formerly Centeq) 598 N. 10th St. Sacramento, CA 95814	141	14.8%
2.	RCC Partnership P. O. Box 1069 Woodland, CA 95697	278	29.4%
3.	Diversified Investors c/o Jon Bell 807 Buena Vista San Clemente, CA 92672	313	32.9%
4.	Rocklin 188 A. Rocklin Partners 201 Hofmann Ave.	55	5.8%

Monterey, CA 93940

B. Diversified Investors 57 6.0%

C. Title Insurance & Trust 106 11.1%

% John Gogian
2851 E. 44th St.
Los Angeles, CA 90058

Area: 909.7 acres

Location: South and west of Sunset, east of Highway 65, North of the Roseville City Limits and south of the Rocklin city limits where they adjoin the Atherton Tech Center.

File #: AN-90-04

Zoning: The subject property has not been rezoned. The applicant has requested a general development plan as follows:

MDR:	PD-5:	215 Acres:	1075 Units
	PD-6:	150 Acres:	900 Units
	PD-7:	41 Acres:	287 Units
	PD-18:	56 Acres:	1,006 Units
	PD-Commercial:	29 Acres	
	PD-BP/Comm.:	24 Acres	
	PD-BP:	60 Acres	
	Schools:	79 Acres	
	Parks:	53 Acres	
	Fire Station:	1 Acre	
	Open Space:	149 Acres	
	Rights of way:	<u>52 Acres</u>	
	TOTAL:	909.7 Acres:	3,268 Units

Status: The annexation recorded September 10, 1991. A FEIR and entitlements were approved by City Council on November 14, 1995, with findings that were returned to the City Council on December 12, 1995.

The use permit for the RC Collet aggregate extraction operation was extended to December 31, 1995, with sales of stockpiled materials to continue to December 31, 1995. An application to extend the operation of the asphalt plant to December 31, 1995 was approved by the City Council.

C. **Takuma Annexation**

Proponents: J.M.B. Urban Development Co.
10100 Santa Monica Blvd. 17th floor
Los Angeles, CA 90067

Engineer: Omni-Means, Ltd. (Martin Inouye)
3001 Douglas Blvd., Ste. 300
Roseville, CA 95661

Area: 9.7 acres

Zoning: Retail Commercial

Location: South of the proposed mall site east of Interstate 80, south of the Sierra College off-ramp.

Status: A Resolution of Intent to Annex was approved by the City Council on September 26, 1989. The project was not pursued.

VACANT LAND SUMMARY

Undeveloped Acres

	Approved maps/use permits: No final maps / Bldg permits	No maps or use permits	Total acres
LDR	699.00	779.40	1,478.40
MDR	522.13	666.85	1,188.98
MHDR	14.91	213.2	228.11
HDR	8.46	167.66	176.12
BP / RC	14.47	703.50	717.97
LI	41.7	199.53	241.23
BP / RC/ LI	0	199.68	199.68
Total	1,300.67	2,929.82	4,230.49

Undeveloped Residential Lots or Units

	Units / lots: Projects with final maps	Units/lots: Projects with tentative maps	Vacant land with no tent. maps or use permits	Total lots or units
LDR	126	1,249	1,208	2,583
MDR	738	2,071	3,943	6,752
MHDR	0	134	835	969
HDR	84	168	3,114	3,366
Total	948	3,622	9,100	13,670